

Parks and Recreation

MASTER PLAN UPDATE

**Morgantown, WV
2008**



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**BOPARC
FINAL REPORT
JUNE 2008**

Project Introduction

The Morgantown Board of Park & Recreation Commission (BOPARC) contracted with Floyd Browne Group in July 2007 to update the City-wide parks Master Plan completed in 2002 by revisiting the recommendations for the parks based on the significant changes and growth that has occurred in the Morgantown area and to prepare concept plans for new park venues, most specifically Dorsey Knob Park.

This master plan update identifies the changes implemented since 2002 and the addition of new park lands and or facilities.

A needs analysis was conducted again through a survey placed in the Dominion Post, distributed at various neighborhood meetings by BOPARC staff and also available on BOPARC's website.

New and revised graphic concept master plans for each park are included, along with a narrative description of the planned improvements, a cost estimate and priority phasing recommendations. A review of the operational and management issues as they relate to the proposed improvements is presented also for future operational costs to support the increased capital improvements of the park system. This update should be used as a tool by BOPARC in helping guide the future park and recreation development within the Morgantown area over the next 5 to 10 years.

Inventory & Analysis Overview

Based on meetings with staff during 2007 and early 2008, and site review of the parks.

Park improvements implemented since 2002

Caperton Trails

- The addition of the Stanley's Spot Dog Park. A one acre fenced site off the Decker's Creek Trail, about one mile downstream from Marilla Park. There is a paved sitting area for dog owners near the entry where there is access to water. Another small (one table) picnic shelter is located within the site. A good portion of the site was lacking grass where the majority of the dogs play and the sloping areas were showing some erosion problems, but the park is well used and should be considered a great success.
- Fitness stations near Waterfront Place have been added next to the trail.

Hazel Ruby McQuain Riverfront Park

- Additions to the park include a large geyser fountain within the Monongahela River just offshore from the band shell, a public boat dock and upgrades to the electrical system.

Jack Roberts Memorial Park

- A small, one-table picnic shelter near the playground has been added. There has been a lot of discussion regarding the addition of a permanent restroom. During a public meeting regarding the master planning update, neighbors adjoining the park spoke in opposition to a permanent restroom. A compromise solution to install a portable restroom in place during T-ball season and additional summer months for playground users, primarily a 4 to 6 month timeframe was suggested. Review the operational issues of this solution and determine it's effectiveness in lieu of a permanent restroom. The results of this action could be applied to other neighborhood parks where restrooms are recommended.

Jerome Park

- Nothing has changed at this park; however efforts are underway to acquire the existing park site and adjoining land at the corner of Darst and Denver Streets.

King Street Mini-Park

- A picnic table shelter and water fountain was installed and the playground was upgraded with new elements and suitable playground surface (mulch).

Krepps Park

- The biggest impact to the park is WVU's intent to build a day-care facility on the south edge of the park boundary and utilize the parking area presently used by BOPARC for Krepps Park. This is on land owned by WVU, but the park utilized the parking.

Marilla Park

- The first phase of the skateboard park has been constructed near the Marilla Center.
- The wooded area in the southeastern part of the park has been discussed as the site of a new Salvation Army Indoor (KROC) Community/Recreation Center inclusive of indoor pool, basketball and other game courts and facilities.

- Office upgrades and rehabilitation of the Marilla Center are underway during this planning update.

MEA Fishing Pier

- No change

Sabraton Community Center

- The programs in this facility, which was owned by Board of Education, were relocated to Wiles Hill School Site and BOPARC programs and facilities are no longer at this location.

Suncrest Mini Park

- Upgraded the playground surface.
- Installed one sheltered picnic table.

Mountaineer Heritage Park (formerly known as South University Avenue Park)

- West Virginia University has added some features to the park and has completed a Master Plan for its further development, which is enclosed in this plan update. The University will assist with the future development of the Park.

White Park

- No significant changes have occurred.

Wiles Hill Park

- This facility has seen the most change, primarily the upgrade of the old school building and gymnasium into a new center for active aging. The new interior construction allowed for the elimination of the Sabraton Community Center with new and expanded facilities at Wiles Hill.

New Park Facilities/Land Acquired Since 2002:

The Metropolitan Theatre

- Metropolitan Theatre History billed as "West Virginia's Most Beautiful Playhouse" the Metropolitan Theater opened on July 24, 1924. Owned and built by George and John Coummuntzis, the theater was designed by architect C.W. Bates. Through its history, the Met Theatre has hosted a variety of stages plays, dance, musical, touring shows and movies. The theatres past performers have ranged from Bob Hope and Big Crosby to Duke Ellington and Helen Hayes. Listed on the National Register of Historic Places in 1984, the theatre closed in 1987. In 1990 the Metropolitan Theatre Preservation Foundation was formed to restore the building, which was purchased in 1994. In the spring of 2003, the MTPF entered into a partnership with the City of Morgantown, which finalized in the transferring of the theatre to the City of Morgantown in 2004. The theatre is operated and maintained by the Board of Park and Recreation Commissions (BOPARC). Upon the completion of the current phase of construction, the theatre will have approximately 933 seats available.

Dorsey's Knob Park

- The 71- acre park provides perhaps the most picturesque view of the Monongahela River and Monongalia County. The park features Sky Rock, which stands nearly 600 feet above a landscape of deep valleys and tall pines. There are also picnic areas available to the public and a rental lodge that accommodates up to sixteen people. A reconstructed log cabin, along with livestock, is available to view. A trail system is also underway.

Wharf District Marina & Boathouse Restaurant

- Opened in 2007 within the Wharf District Redevelopment Area of Morgantown, BOPARC has assumed management responsibilities for new public/private restaurant and marina. The restaurant building and marina are owned by the City of Morgantown, however the restaurant operates as the Boathouse has a long term lease with the City, while WVU leases the basement level for their crew team's boat storage and staging area for practice. BOPARC operates and manages the 18 slip marina for monthly rental.

BOPARC

SUMMARY OF BOPARC'S RECREATION SURVEY

92 surveys were returned from both the web site and the newspaper in 2007 and 2008.

Question 1: Recreation Participation

The single most number of participants in any one activity was (1) hiking/walking; followed by the next seven activities in order of number of participants, (2) swimming; (3) cultural activities; (4) fitness/cardio activities; (5) ice skating activities; (6) cycling; (7) fishing; (8) nature programs. There were a total of 18 choices of activities.

Another interesting note was that softball, baseball, and skateboarding received the most references for not being interested in this activity.

Question 2: Other Activities

Question 2 requested other activities the user would like to have in the park system. Some responses were additional venues for activities such as dog parks, playgrounds, and roller blading. It was fairly evenly split between activities generally offered in an indoor recreation center and the remaining were outdoor activities. See the list at the end of this summary.

Question 3 asked general questions about the recreation opportunities (programs and parks), the BOPARC's image and maintenance efforts. The majority of the survey responses were favorable toward the park system, with a slight majority feeling the park maintenance could be better, but they also requested more parks within the system. Later questions about rates found most people feel the rates are acceptable.

What maybe should have been asked is the public's willingness to help fund better maintenance and more parks with an increase in fees.

Question 4 asked the public to rank 5 priorities for BOPARC to address. The rankings were as follows:

- 1 – Build an Indoor Community Recreation Center
- 2 – Acquire additional open green space
- 3 – Develop additional hiking/biking trails
- 4 – Add aquatic spray/play area at pool improvements
- 5 – Develop additional athletic fields for Soccer/Baseball

However, 3 and 4 had very similar scores and 5 was not that different. Obviously the priority was development of an indoor community center.

Question 5 asked the type of recreation the respondents engaged in. There was greater response for active recreation, which I would interpret as more physically challenging activities such as sports, running, and biking. Also the question asked which parks are most visited and, as expected, the larger parks were the most visited, however the most visited facilities almost double some of the other larger long established parks were Hazel Ruby McQuain Park and the Rail Trails.

Question 6 found that most respondents thought the fees charged by BOPARC were fair to maybe on the higher side, but this may be an opportunity where modest increase in fees may not be a significant issue for the public.

Questions 7 and 8 focused on the age of users and where they lived. The survey showed all age groups use the facilities, although there was no response for 75 years and older. **Interestingly, more than half of the responses came from people living outside the City.**

In comparing results from this latest survey with one conducted in 2001, there is still strong interest in a Community Recreation Center, which should be accommodated by the Salvation Army's proposed Kroc Center.

BOPARC has made strides in addressing new park elements requested in 2001 with the additions of the dog park, skateboard park and improved access to trails and the riverfront. I feel that further emphasis on connecting the parks via a trail system (where practical) and to expand hiking/biking opportunities while preserving green space can accomplish 2 of the 5 priorities identified.

Question 1: Recreation Participation

Activity	Yes - # of Participants	If no participation – Why?		
		Not interested	Activity or Program Unavailable	Other
Softball	31	57		7
Baseball	31	58		4
Nature Programs	60	44	3	13
Day Camps	31	45	5	13
Soccer	32	52	2	7
Hiking/Walking	187	15	1	2
Fishing	65	44	2	6
Tennis	43	55	1	3
Swimming	167	22	1	4
Golf	45	57	2	3
Volleyball	27	53	7	8
Cycling	74	28	1	7
Basketball	52	58	1	4
Cultural Activities & Arts	114	27	1	2
Skateboarding	12	74		1
Ice Skating Activities	85	38	2	4
Fitness/Cardio Activities	104	27	3	3
Other	45	6		
Total Surveys Returned	92			

Question 2: Other Activities

Dog Parks/Exercising with Dogs *	Football *
Playground *	Fly Fishing
Gymnastics *	Indoor Recreation/Organized Swim Facility *
Square Dancing *	Roller Skating
Dance/Cheer	Kickball
Snowboarding	Dodge ball
Rollerblading	Day Trips
Another Ice Rink	Visiting Other Parks
Zumba/Hip Hop Dance *	Adult Classes (CPR, First Aid, Etc.)
Bocce League	More local volunteer work
Horseshoe League	Concerts in Krepps & Suncrest Parks
Curling	Concerts at McQuain Park
Senior Group Cycling	Racquetball *
Senior Group Rowing	Adult Hockey
Kayaking/Canoeing	Lacrosse *
Crafts	Table Tennis
Climbing Wall	Scuba
Martial Arts	Billiards
Rugby	Weightlifting
	* Items indicate more than one request

Question 3:

Statement	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
In general, I am satisfied with the types of recreation programs offered	11	65	12	8	2
In general, I am satisfied with the park facilities in Morgantown	12	44	6	23	3
In general, I think the Parks & Recreation Dept projects a good image	19	48	16	3	0
In general, I think the City's parks need better maintenance	14	29	21	24	1
I am familiar with the recreation activities offered by the department	23	49	12	5	0
I am familiar with the park areas and facilities in Morgantown	26	50	6	4	1
I feel we need more parks	39	11	15	12	1
	144	296	88	79	8

Question 4: Ranking (1 being the most important and 5 being the least important)

	1	2	3	4	5
Additional athletic fields for Soccer & Baseball	17	6	17	11	24
Additional Hiking/Biking Trails	14	13	14	22	14
Indoor Community Recreation Center	27	24	18	7	5
Acquiring Additional Open Green Space	16	18	16	15	16
Aquatic Spray/Play Area @ Pool Improvements	9	20	13	21	14
Activity		Ranking			
Indoor Community Recreation Center		1			
Acquiring Additional Open Green Space		2			
Additional Hiking/Biking Trails		3			
Aquatic Spray/Play Area at Pool Improvements		4			
Additional Athletic Fields for Soccer/Baseball		5			

Question 5: Additional Recreation Types

Active Recreation		38
Passive Recreation		22
No Preference		20
8		6
Park Visitation		
Yes		88
No		1
Parks Visited		
A	Krepps Park	53
B	Krepps Pool	44
C	Marilla Park	62
D	Marilla Pool	58
E	Marilla Skate Park	16
F	White Park	52
G	Suncrest Mini-Park	17
H	King Street Mini-Park	11
I	Whitemoore Park	13
J	Jerome Park	10
K	Hazel Ruby McQuain Park	63
L	MEA Fishing Pier	5
M	Jack Roberts Park	21
N	Mountaineer Heritage Park	5
O	Rail Trails	74
P	Senior Center (Wiles Hill)	9
Q	Wiles Hill Park	9
R	Dorsey Knob Park	33
S	Metropolitan Theater	41
T	Stanley's Spot Dog Park	27
U	Ice Arena	51

Question 6: Fee Rate

Too High	14
Too Low	1
About Right	47
Not Sure	25

Question 7: Age/Male/Female

Age	Male	Female
0 – 9	25	32
10 – 19	40	27
20 – 34	13	16
35 – 44	28	38
45 – 54	24	32
55 – 64	13	13
65 – 74	2	3
75 & Up	0	0

Question 8: Council Ward

1	7
2	9
3	2
4	3
5	1
6	3
7	6
Outside City Limits	40
Not Sure	16

Conceptual Improvements to the Parks

Note: Shaded sections are identified as the highest priorities for each park.

Hazel Ruby McQuain Riverfront Park

- Completion of the amphitheater including a new sound booth, stage lighting and electrical panel for special events will improve the performance quality for events on the river.
- Other significant riverfront improvements include the construction of an accessible fishing pier/dock at the confluence of Decker's Creek, and an accessible pedestrian route from the parking area, riverbank erosion protection/armoring and a new boat dock at Walnut Street.
- Minor improvements include picnic sites along the river, steps and minor walkways to improve circulation and a deck off Caperton Trail overlooking Decker's Creek and the Monongahela River.

Jack Roberts Park

- After much discussion regarding a permanent restroom facility at this location, BOPARC and the neighborhood agreed to a portable/temporary restroom for a period of 4 to 6 months, which includes a fence screen. If this application is successful, it can be utilized in other parks.
- Other park elements include horseshoe pits, sand volleyball court and an accessible picnic table with water fountain.
- Other park upgrades include new sidewalks along West Virginia and Madigan Avenue, benches at the basketball court and T-Ball field, water fountain at the field, and some minor grading of the field to enlarge it and improve play.

Jerome Park

- The first priority is the acquisition of the park property. The park should be treated as a new park because the master plan calls for almost all new construction of the park elements.
- Upon acquisition of the land, the basketball courts should be renovated, the parking area built and the open play area regraded and seeded as necessary.
- The playground, pavilion, restrooms and horseshoe pits near Darst Street should follow as a second phase of development.

Kings Street Mini Park

- The major park elements have been constructed, however user focused comforts such as an improved parking area, temporary restrooms, and water fountain are needed.
- Additional park elements to be added are some picnic tables, benches, and horseshoe pits.
- Some selective clearing is also needed to open views from this great vantage point into the City.

Krepps Park

- A significant amount of the recommended improvements from the 2002 plan are still applicable now, but the most significant impact to the park is the **planned day care facility by West Virginia University** on adjoining land to the park. This land has been used as a parking lot for overflow parking for the park during peak periods when the pool and the ball fields are in use. WVU and BOPARC are trying to resolve this significant change to the park's operation possibly through a continued sharing of parking during the daycare's off hours use. Also BOPARC is exploring other **parking sharing options** and considering on street parking along Parkview Drive.
- The swimming pool area has the potential to be the most important upgrade within the park. The **bathhouse needs renovation and the construction of a shade pavilion** in the pool area is recommended.
- New park elements envisioned include a **one acre dog park off Parkview Drive** with a parking area, 9 hole disc golf course adjoining the dog park, new picnic sites and shelters, and horseshoe pits. Upgrades to the existing facilities include **colorcoat of the basketball and tennis courts and additional fencing** needed at these courts. Upgrade the sand volleyball court to alleviate the seasonal flooding issue, improvements to the existing picnic area near the ball fields, and the playground and their surfaces need some improvements.
- Other improvements include a sidewalk along the park's boundary at Parkview Drive to improve accessibility, **the restoration of the stream channel** within the high use areas of the park and the development of a trail from Beechurst Avenue through the park to Star City.

Marilla Park

- Should all the proposed changes recommended for Marilla Park take place; the park will significantly increase its daily attendance and the facilities offered.
- The most significant change would be the location of an **indoor community center** on the south end of the park off White Avenue. **The Salvation Army has identified Marilla Park as one of its possible sites for this facility.** It will require approximately 10 acres of the park for construction. Currently this area is a woodland with trails proposed through it. The Salvation Army would operate the facility but its proximity to the rest of the park's facilities would offer opportunities for BOPARC to program activities with their new neighbors. The recreation survey's top ranking for new capital improvements was for a new indoor community center. With it located in a BOPARC facility and operated by the Salvation Army, this would be a tremendous benefit to the City and the citizens both fiscally and operationally.
- Other recommendations are in the following primary use areas, Ball Fields, Picnic Area, Marilla Center, Pool and Tennis Courts.

Ball Fields

- In addition to upgrading with new steps, walkways, water fountain and enlarging and renovating the restroom to meet accessibility standards, it is possible and desirable to relocate the T-Ball field to this area as well. This will require the relocation of the existing playground and the demolition of a restroom, but locates these two fields together,

reducing the duplication of common needed elements at two locations. Parking can be expanded to accommodate both the ball fields and picnic areas.

Picnic Areas

- There will be two picnic areas, a new one adjoining the ball fields which will include a new picnic shelter, expanded playground and sand volleyball court with scattered picnic tables around this location. At the end of the road at the established picnic shelter, the plan, as in 2002, recommends developing additional parking with a road cul-de-sac for better vehicular circulation, especially if the main park road can be gated during peak use of the park. At this location a restroom should be built attached or nearby the existing shelter. A new tot lot would be build for younger children and again multiple picnic tables and horseshoe pits.

Marilla Center

- The Marilla Center is undergoing renovation and will continue this upgrade for offices, programs and restrooms that can be accessible from the outside when the rest of the building is closed.
- Near the Marilla Center, the old Morgan Shirt Factory warehouse building will be demolished to make room for two new basketball courts, an open play lot with synthetic turf for day campers and other programs, and a second phase of the skate park facility. The expansion of the skate park will be focused toward younger children.

Pool

- The site improvements recommend the expansion of the pool lawn area with the fenced area to be expanded into the wooded area to allow for shaded areas for the users as well as building a shade pavilion in the lawn area to increase places to get out of the hot sun. A kids' sprayground and sand volleyball courts are also planned new additions to the pool.
- Improvements to the Pool Concession Stand and Bath House were prepared by Alpha Associates.
 - The existing bath house locker area is already ADA compliant. The scope of work involved would be an interior renovation that would improve lighting and double the locker capacity. A new exterior door is needed along with a new entry screen. Work here would be minimal, and is not a high priority on the list. A budget of \$20,000 would probably be sufficient.
 - The existing concession stand could remain in the same location and take advantage of plumbing and utilities that are already in place. The entire area lacks any shading devices and the concession stand is really open on only one side. A modification to the existing building that would improve access, ease of operation and incorporate an area to get out of the sun would be beneficial.
 - The existing building location will have a serving counter that would face the pool. The serving counter would be under a roofed over space with two adjacent "wings" of a shaded pergola running the length of the building (30') and each 15' wide.
 - The pergola will provide dappled sunlight or shade, depending upon the type of shading device used. Outdoor fabric or lattice could be used. The extended roof line of the concession stand provides an area of shade to stand while order from the

concession stand. A new concrete ADA ramp assures improved access to the concrete patio, the concession stand and the grassy area.

Tennis Courts

- With the addition of 2 new basketball courts near the Marilla Center and the relocation of the T-Ball field, four new tennis courts can be built adjoining the existing six, which will need new colorcoat surfaces. Viewing stands on the adjoining hillside will be added for viewing tennis matches. Upgrade of the restroom near the tennis courts to a unisex facility and the addition of temporary accessible restrooms during peak use will also be added.
- Additional parking will be increased by developing 90° parking along the access road near the courts and the pool.

MEA Fishing Pier

- The same recommendations from the 2002 plan of upgrading the parking with a hammerhead turnaround. Some picnic tables should be added to the area also.

Mountaineer Heritage Park

- The addition of 15 or more parking spaces is required due to the use of this area to access the Caperton Trails and continued development of the park in conjunction with WVU.
- A new fishing pier near the locks on the Monongahela River and accessible walkways is also envisioned to be built by BOPARC.

Suncrest Mini Park

- A five car parking lot has been recommended in the past and is still valid. Horseshoe pits, water fountain, and resurfacing and expansion of the playground can be added. Upon completion of the grading work near the adjacent land across the street, if the resulting final grading leaves a site suitable for a deck for viewing wetlands then construct it.

White Park

- The most needed improvements are the upgrades and additions to the ice rink, which was evaluated by Alpha Associates as part of this master plan. BOPARC has a number of issues with the Ice Rink. It has had numerous additions to it over the years, including locker room space for WVU. However, the warming area, canteen, office areas, and public areas are all undersized for the amount of traffic. The planned improvements could be phased in over time if necessary. However it is more important to provide for an overall plan that brings all of the different elements together into one cohesive format.

New Lobby & Expanded Warming Area

- This 1071 square foot space would provide for a vestibule and expanded entry/skate rental and expanded warming area.

Canteen Renovation & New Locker Areas

- The anticipated renovation of 1003 square feet, plus the addition of 1,461 square feet would increase the size of the public area and streamline the use of the Canteen with associated delivery area. The Men's and Women's toilets/locker/skate area would allow a direct relationship to each other and the increase proximity to the large rink.

Office & Garage

- The new addition of 3,260 square feet pushes the addition to the last available area without compromising the parking lot, although some space in the parking lot will be lost to gain access to the garage. The new addition could house management offices and other BOPARC uses as well as a storage area (for items in the storage trailer) and garage. It would also be linked to the locker/canteen/ public area of the existing warming building.

Phasing

- The renovations to the Warming Building with added warming area, expanded Canteen area and the renovated locker facilities could be built either first and second before the office/garage. One is about revenue; the other is about space and ease of operation. Ultimately that decision would have to be made by BOPARC.
- White Park is used primarily for softball, little league, and baseball league play and, as such, upgrades to all the fields including lighting, fencing, paved walkways, water fountains, and hose bibs are very desirable. In doing this other infrastructure supporting these activities need attention. This includes restroom and concessions upgrades and/or enlargement, expansion of parking facilities, and improved picnic and playground facilities adjacent to the ball fields.
- Soccer games are also being played or considered here. There is doubt, however, that the turf grass will hold up under this use so the possible installation of synthetic turf is being considered in two outfields that can be combined into a regulation soccer field.
- Continuation of the development of both the paved trails for bicycles and other trails for hikers with some scattered remote picnic sites, improved signage and bridge upgrades are needed. A large 80' x 140' pole building is planned for the park's maintenance area to support equipment storage needed throughout the park system.
- A gate on Hite Street is proposed to limit through traffic during the summer months. This approach could be tried temporarily with jersey barriers to test the public's reaction prior to installing the gate and a turnaround if required.

Whitemoore Park

- Morgantown's oldest and possibly least known park presently has two areas. The area of Richwood Avenue and the area near Decker's Creek and the Valley Crossing Maintenance Complex. The Richwood Avenue area needs improved signage and pedestrian access off Richwood Avenue. This park's significance to the City should be acknowledged. A small lawn amphitheater built into the hillside and use of the basketball court as a stage may allow entertainment and special events to be staged here. Upgrades to the basketball court's surface and fencing is needed as is improving the adjoining playground for early elementary ages, constructing picnic sites, improving parking and vehicular access all would make this park a more desirable place to gather and socialize.

- At the Decker's Creek site, the trailhead parking should have suitable signage and trail maps and additional signage at Route 7. Some picnic tables here as a stopping point along the Decker's Creek trail would be useful. Some of the trails between the park areas need maintenance and bridge repair.
- The Valley Crossing Maintenance area needs new garage doors at each bay and a gate near the garage to separate its use from the trailhead use.

Wiles Hill Park

- The old school building has been remodeled for use as the Wiles Hill Community Building, which houses the BOPARC Senior Recreation Center, replacing the Sabraton Community Center. Renovated gym, kitchen, weight room, and programmed activities within various other rooms have been built to accommodate the senior population in Morgantown.
- Two new playgrounds for different age groups have been completed with a gazebo at the tot lot playground.
- Any fencing of playground area should include gate for football parking.
- Proposed improvements include organizing the parking lot and placement of a basketball support and rim in the parking area when parked cars are not there. The upper lawn area will be fenced for an open play area for outdoor activities for the center as well as use by the neighborhood. This lawn area needs some trees planted around the perimeter for shade, and a sheltered picnic table and horseshoe pits will be added.

Caperton Trails

- Re-pavement on a yearly basis needs to be an ongoing maintenance budget item as is the connection of the other parks to the trails. Currently Hazel Ruby-McQuain, Marilla, MEA Fishing Pier, Mountaineer Heritage, Whitemoore, and the new Marina connect with the Caperton Trails and the enclosed plans of Krepps, White and Dorsey Knob Parks identify the need to link their trails to the Caperton Trails.
- Also identify a location along Brockway Avenue or on an adjoining street to place a pedestrian bridge across Decker's Creek and allow the South Park neighborhood easier access to the trails.

New Parks

Dorsey's Knob

- Since the opening of the park, the old farmhouse has been remodeled into a lodge for overnight use, and a trail and viewing platform have been added at Dorsey's Knob. A park office, small shelter, restored log cabin, livestock display and trails have been developed on this 71 acre park that provided the best views of the Morgantown area.
- Projects envisioned immediately include the development of a large picnic shelter on the ridge just north of the knob. This development will have new parking, restrooms, horseshoe pits, fire ring, and an upgraded access road on the west of the park. Trail development will continue, offering more trails within this park than any other within the system.

- Other planned improvements near the lodge include a hillside botanical garden to the pond with a gazebo at the pond's edge, additional small shelters, and additional parking.
- At the entrance to Dorsey Knob, create a wildflower meadow on WVDOH right-of-way. Construction at trailhead parking for the new trails and disc golf course within the hay fields on the southeast portion of the property is recommended. A maintenance area would also be accessed from the road to the parking area and hidden by a clump of existing trees on the edge of the fields. A livestock shed/barn and expanded pasture would allow for better conditions and management of the cattle and other animals available for viewing.
- Another significant project which would require further study is a new outdoor swimming pool and/or aquatic center. There are some concerns that the two pools managed by BOPARC will not meet the need fueled by the growth of Morgantown. For this Master Plan effort, its location is shown in Dorsey Park, but actually other parks sites may be examined as the need for a third pool becomes more evident. For this Park, the pool would be located near Mountaineer Mall with access at that location. An adjoining miniature golf facility would also be accessible from Mountaineer Mall.
- A possible Welcome Center for the City is located on the most southern edge of the park property.

The Metropolitan Theater

- Proposed improvements including the following:
 - Robotic lighting
 - Sales office
 - Sound upgrade
 - Plaster work
 - Marquee
 - Dressing rooms – wings
 - Carpet
 - Close in under rear deck
 - Create a program budget

Wharf District Marina

- Additional efforts to better manage the river for boaters and fishermen include marking the snags in the river, help maintain the industrial park boat ramp with WVDNR and continue to develop fishing access opportunities along the river from the locks to Star City.
- New bocce courts, fitness stations, and playground to be built near the Boathouse Restaurant.

Future Parks

Burroughs Run Park

- A 2 acre parcel along Burroughs Run off Eastern Avenue and Aspen Street in Suncrest may be available for park land by Morgantown Utility Board (MUB). The site is predominately in the flood plain, but due to its location near residential property, it can be utilized as a neighborhood park.

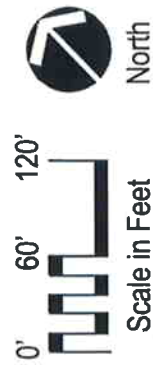
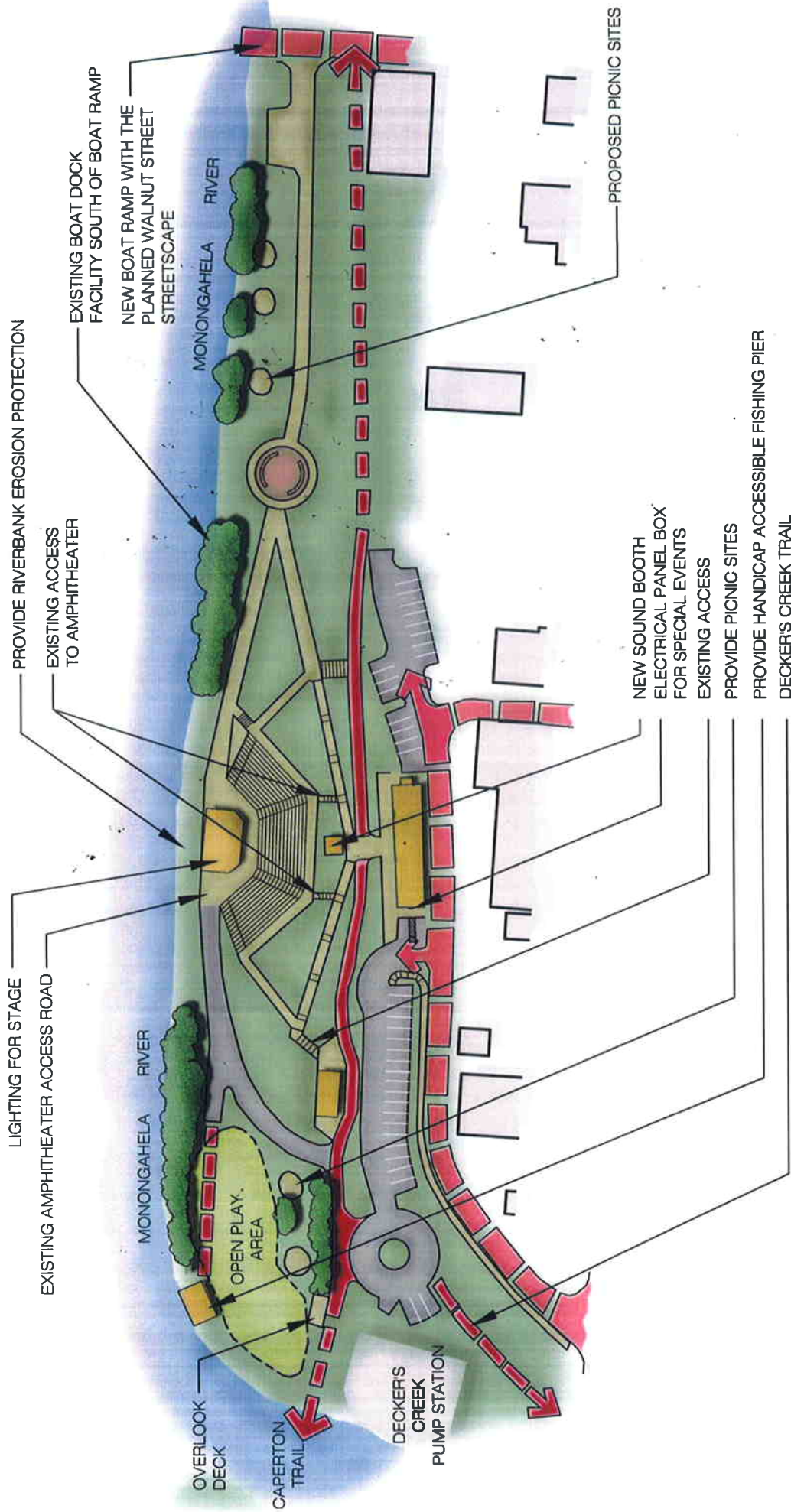
Pocket Parks

- There is community interest in developing small areas of green space into passive neighborhood parks used by primarily nearby residents. Included would be a **playground, trails, picnic areas**, small shelters, and a lawn area for play. Unique to these parks would be community gardens for vegetables and flowers. The use and management would be coordinated with a neighborhood organization with BOPARC's approval and oversight.

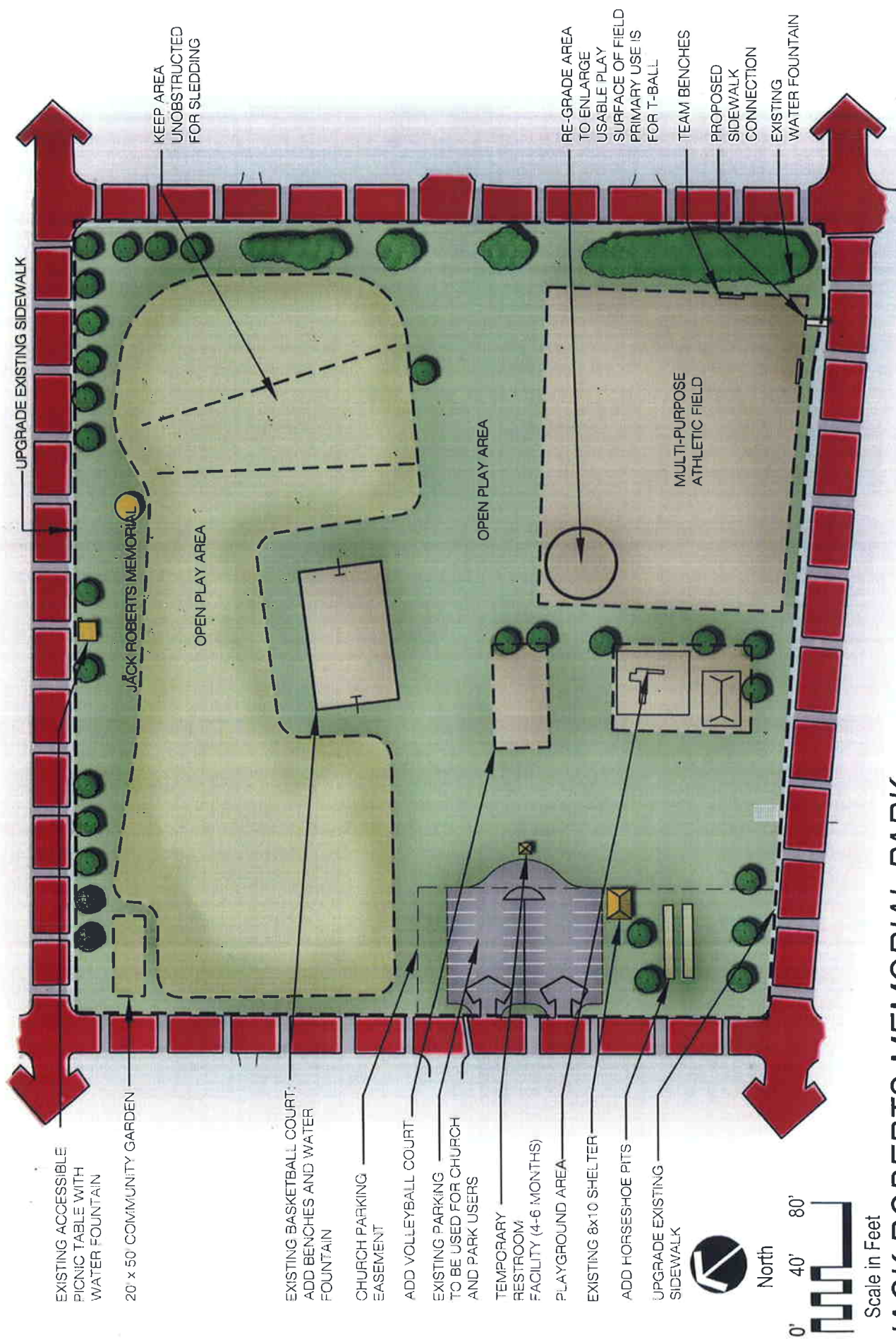
Other new parks and green spaces have been envisioned in Downtown, possible along High or Spruce Streets, Sunnyside and Suncrest. There is interest in developing small pocket parks in neighborhoods as lots become available through redevelopment efforts within each of those areas. As Morgantown grows, the need for additional park land will grow also. Developers can help with this need. Also BOPARC should consider purchase of development rights where feasible allowing property owners lifetime rights. Donations of land by citizens should be encouraged where feasible as a lasting legacy for those that make the commitment.

Other Park & Recreation Providers in Morgantown

Both Mylan Park and West Virginia University have facilities that are used by the citizens of the City, County and the University and working with these two other significant providers to complement the services and facilities offered by each other will expand the funds available to build and manage the recreational resources for a growing population.



HAZEL RUBY MCQUAIN PARK

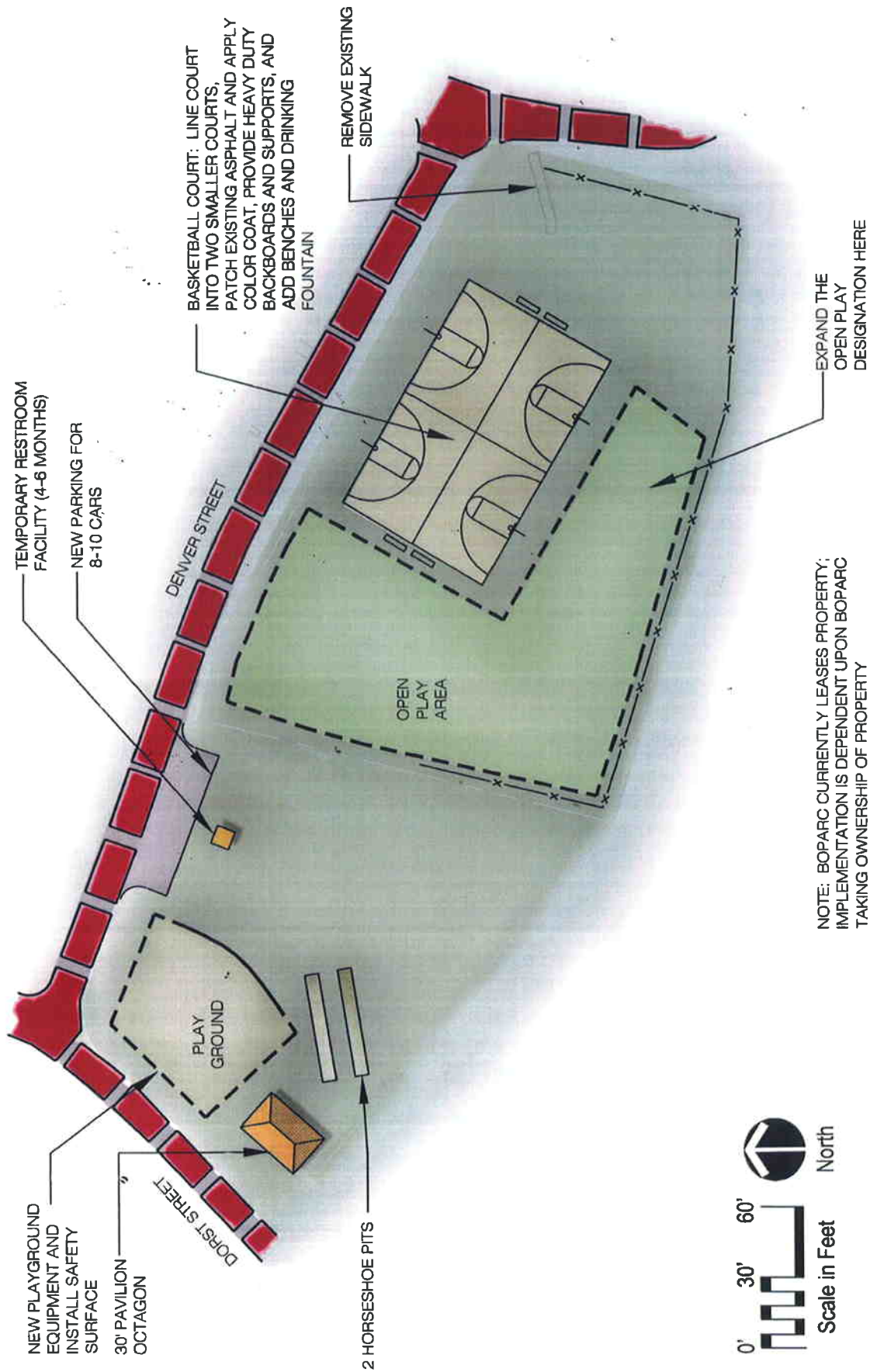


North

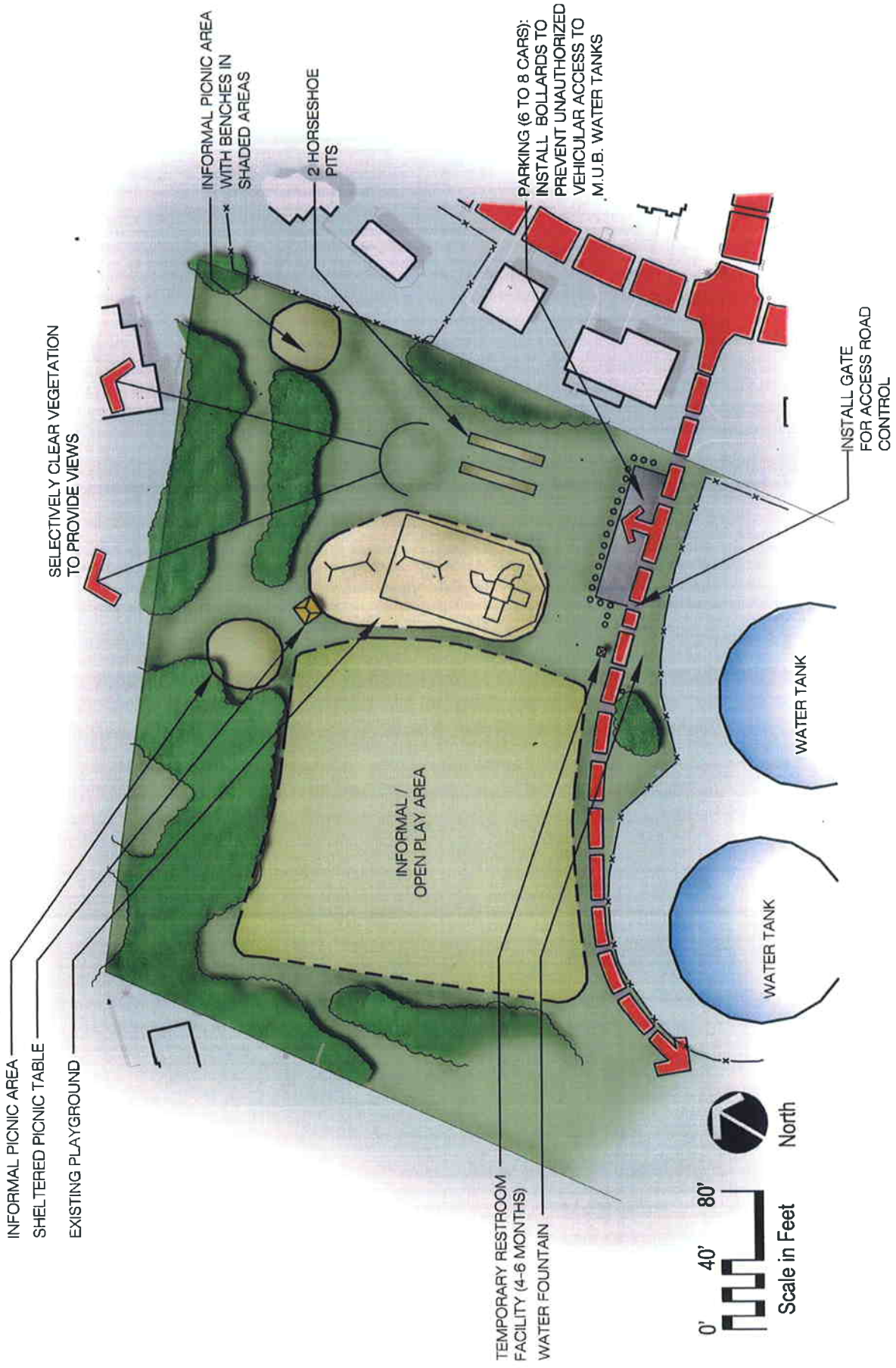


Scale in Feet

JACK ROBERTS MEMORIAL PARK



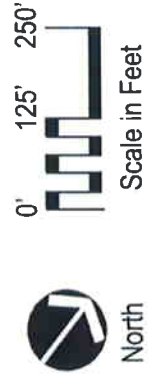
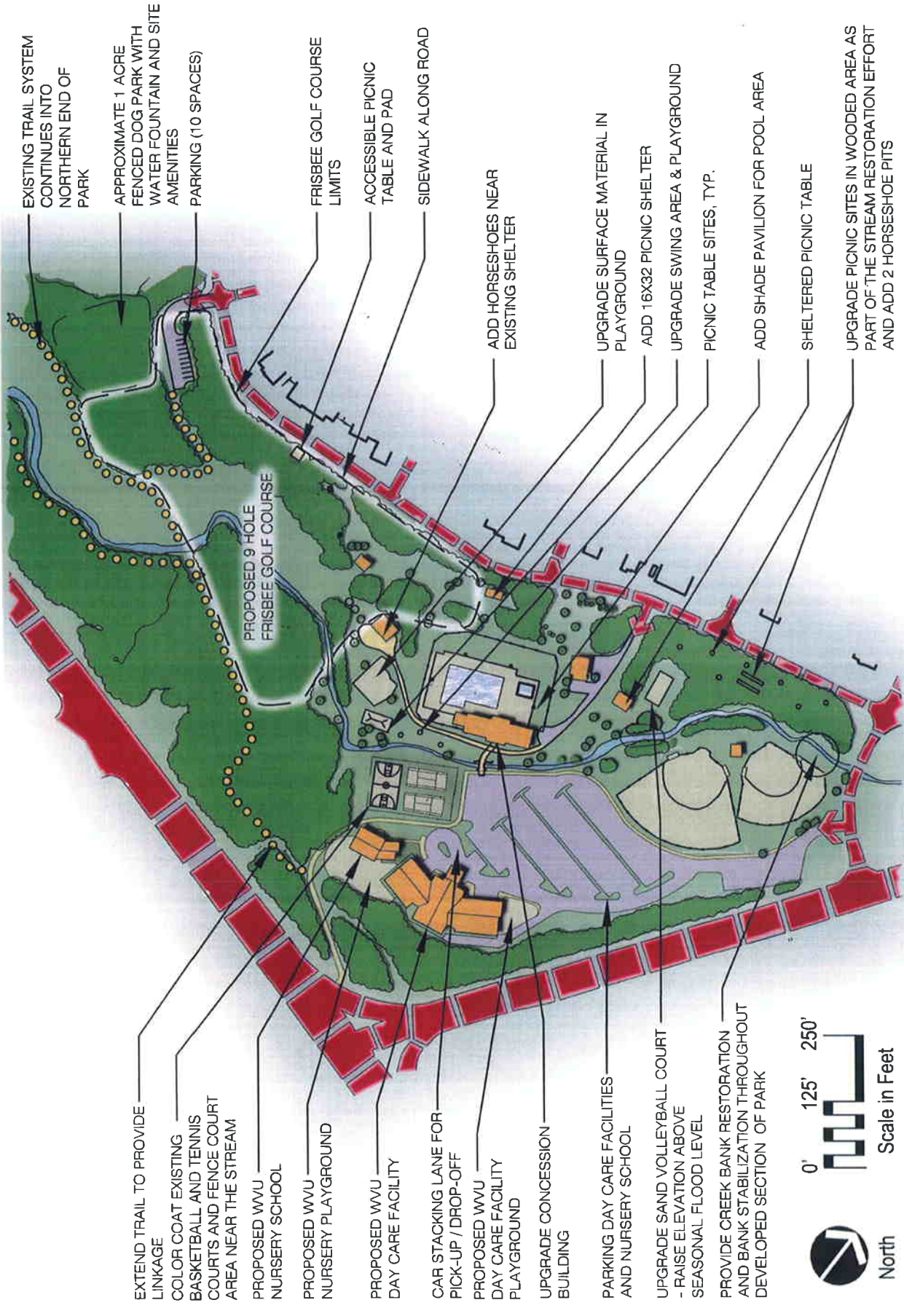
JEROME PARK



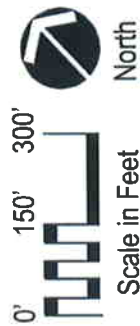
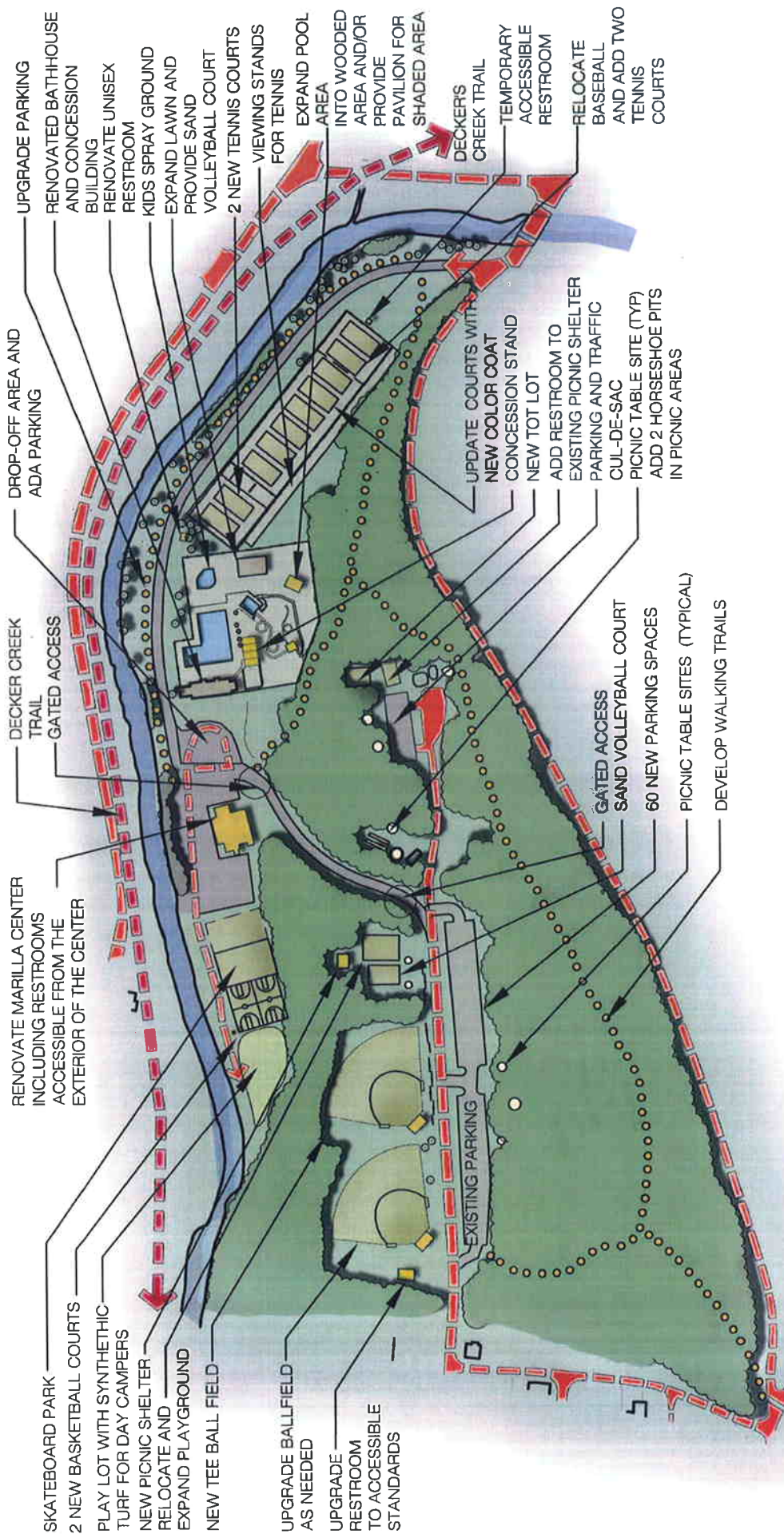
KING STREET MINI-PARK



KREPPS PARK (NORTH SECTION)



KREPPS PARK (SOUTH SECTION)



MARILLA PARK



Parks and Recreation Master Plan Update
City of Morgantown, WV 2008





ALPHA
ASSOCIATES, INCORPORATED
10000 W. 10TH AVE.
SUITE 100
DENVER, CO 80231
TEL: (303) 733-8800
WWW.ALPHA-ASSOCIATES.COM

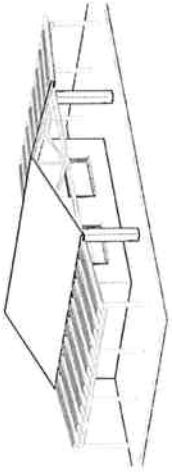
**SCHEMATIC
DESIGN**

DATE	10/10/08
BY	ALPHA
CHECKED	ALPHA
APPROVED	ALPHA
DATE	10/10/08
BY	ALPHA
CHECKED	ALPHA
APPROVED	ALPHA

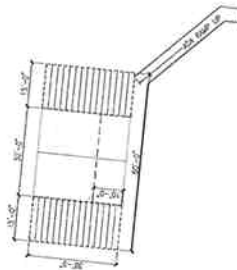
**MARILLA
POOL SITE
PLAN**

**The
BOPARC
MASTER PLAN**
MORGANTOWN, WEST VIRGINIA

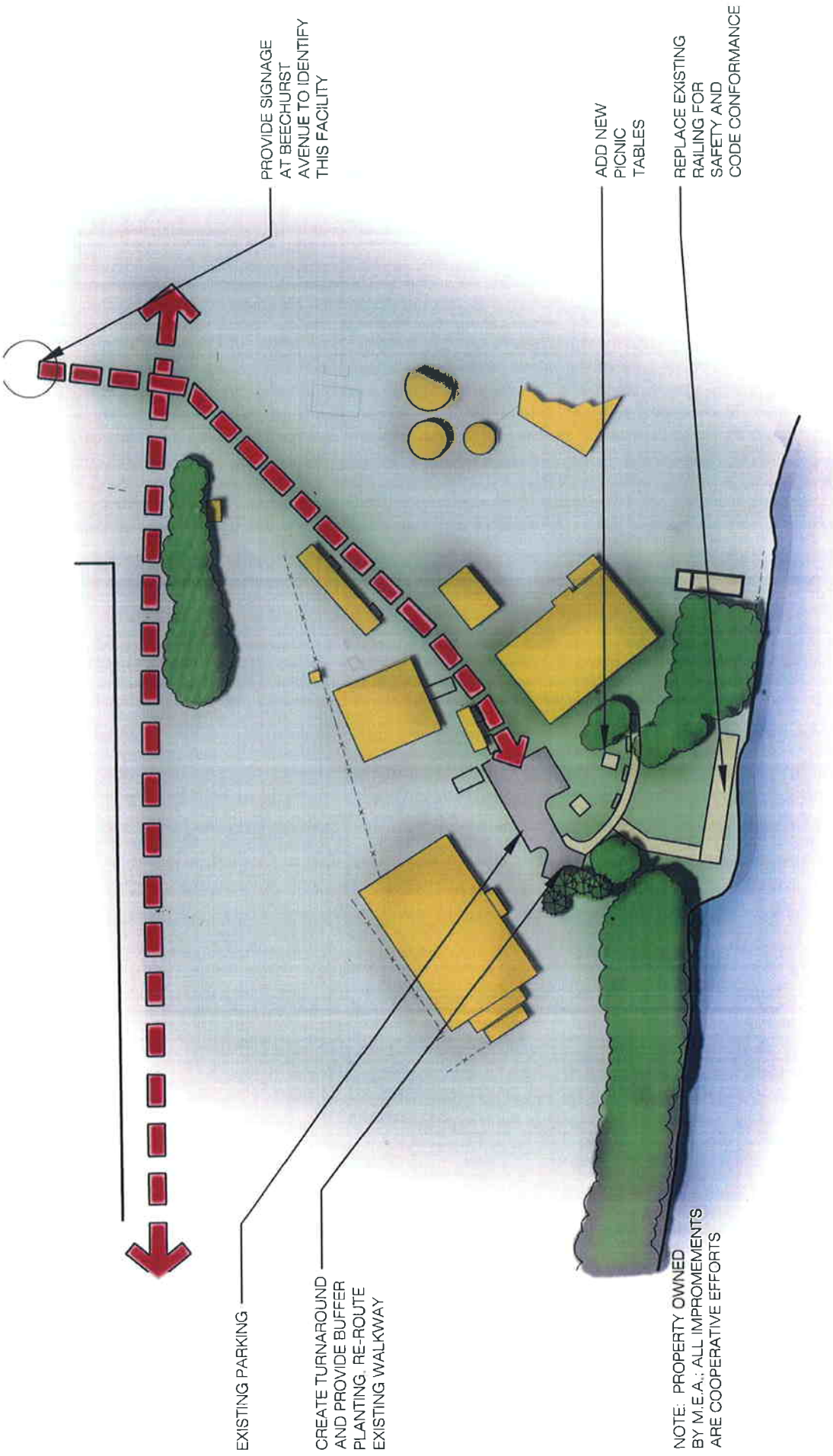
A-1.4
DATE: 10/10/08
PROJECT: BOPARC
SHEET NO.: 10/10/08



CONCESSION STAND - ISO VIEW
SCALE: 1/4" = 1'-0"



MARILLA POOL SITE PLAN
SCALE: 1/4" = 1'-0"

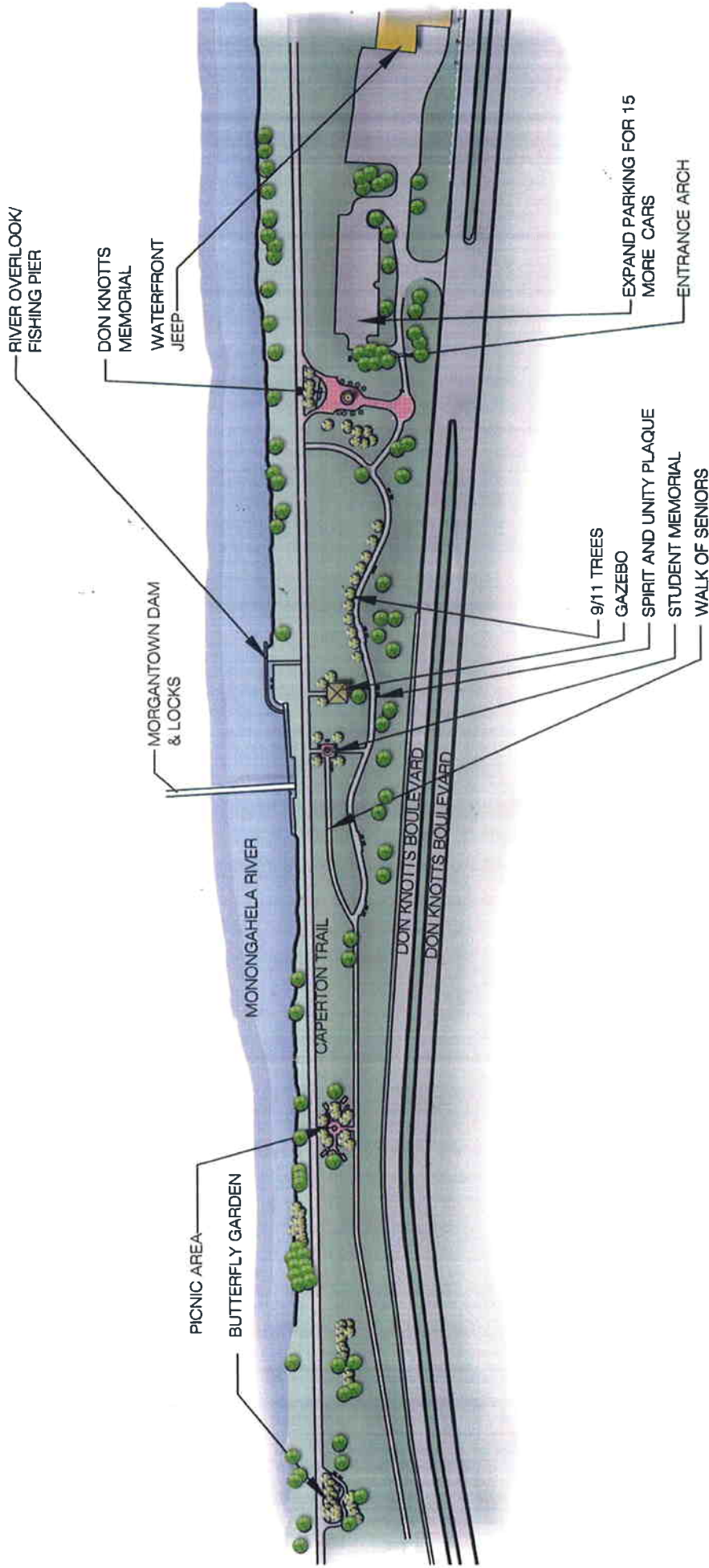


MEA FISHING PIER

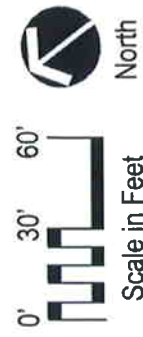
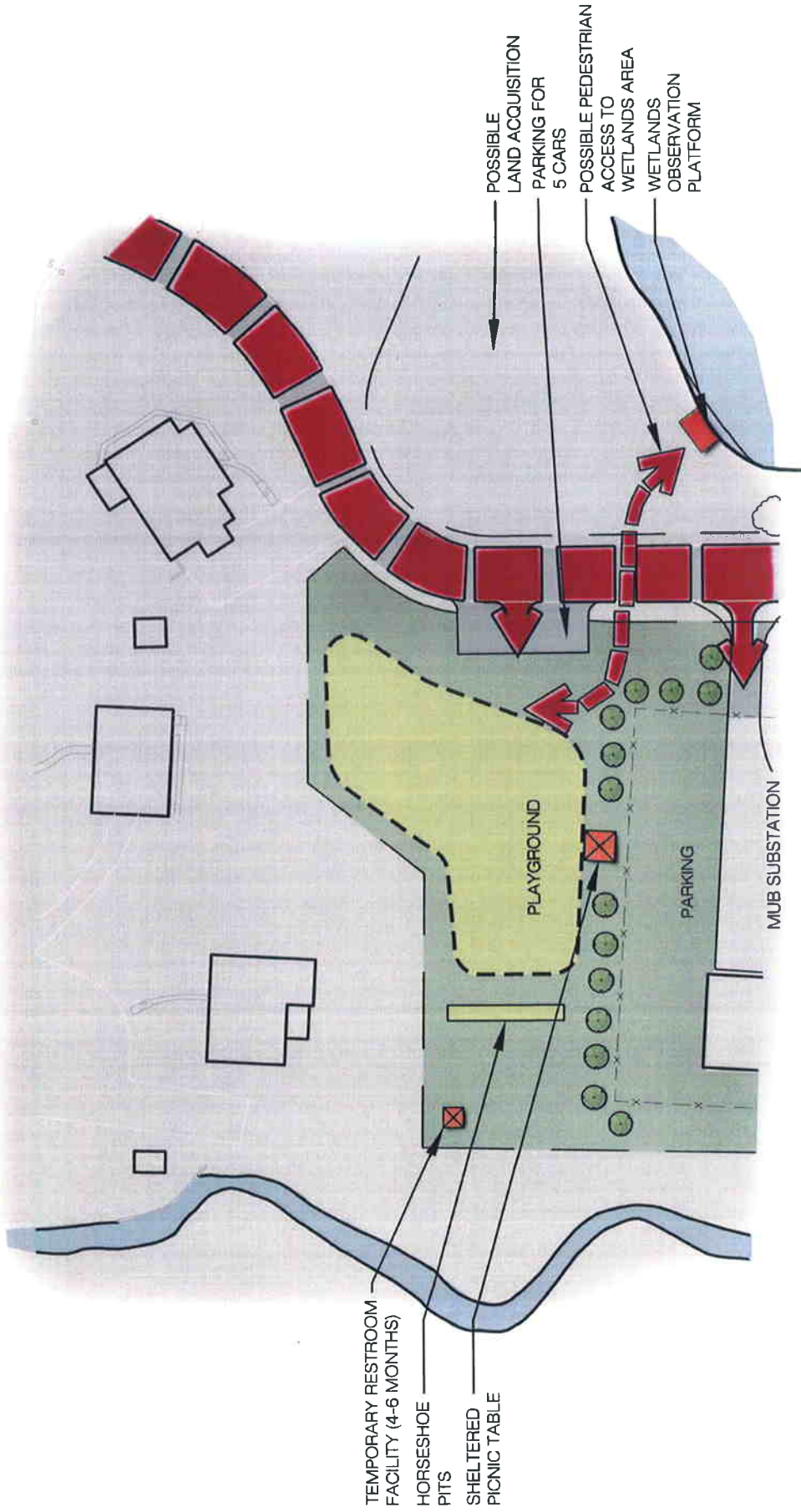


Parks and Recreation Master Plan Update
City of Morgantown, WV 2008

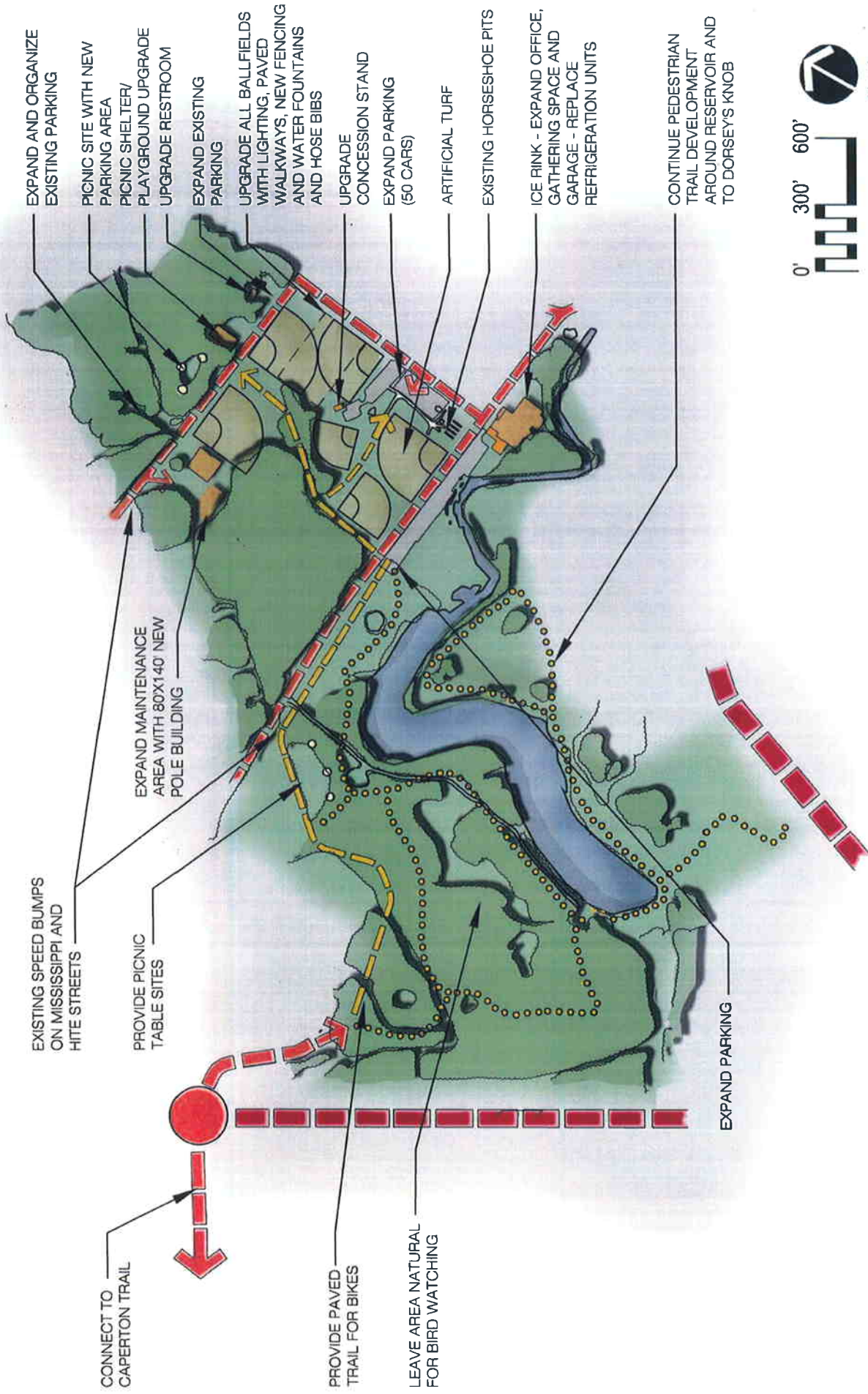




MOUNTAINEER HERITAGE PARK *(Plan provided by the Mountaineer Heritage Park Committee)*



SUNCREST MINI-PARK



WHITE PARK

BUILDING SITE PLAN
SCALE: 1"=30'-0"



ALPHA
ASSOCIATES, INCORPORATED
ARCHITECTS, ENGINEERS, PLANNERS
1000 N. 10TH STREET, SUITE 200
MORGANTOWN, WV 26501
PHONE: 304-841-1111
FAX: 304-841-1112
WWW.ALPHAASSOCIATES.COM

**SCHEMATIC
DESIGN**

DATE: 05/13/08	BY: J. BOPARC
REVISION:	DATE:

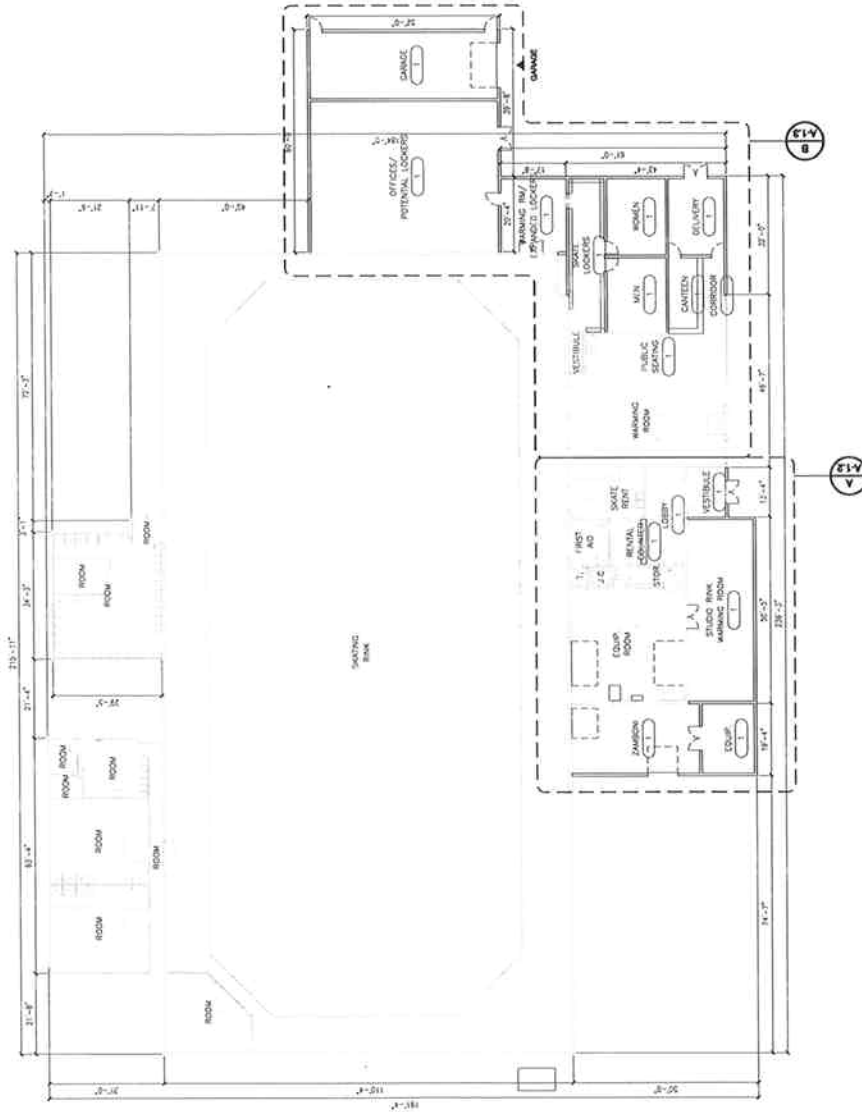
**ICE SKATING
RINK
FACILITY -
FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**The
BOPARC
MASTER PLAN**
MORGANTOWN, WEST VIRGINIA

PROJECT NO.: 070703.00
DATE: MAY 13, 2008
SHEET NO.:

A-1.1

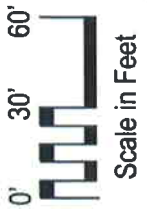


ICE SKATING RINK FACILITY - FLOOR PLAN
SCALE: 1/8" = 1'-0"

ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

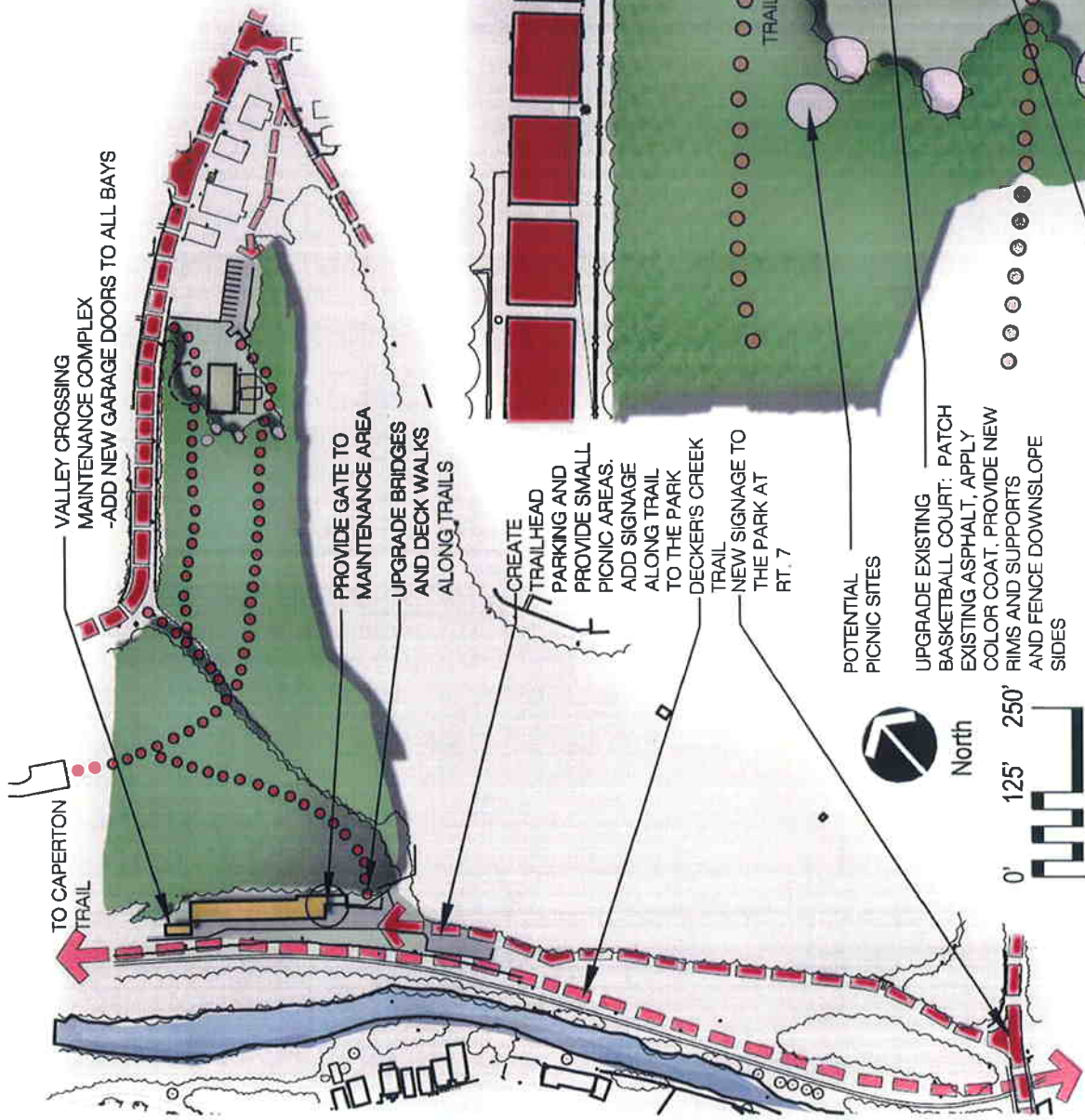
B
A-1.1

DETAIL PLAN OF PARK ENTRANCE



GRADE HILLSIDE AND SEED FOR LAWN TO USE FOR AMPHITHEATER SEATING. COURT TO BE USED FOR STAGE

OVERLOOK: REPLACE RAILING FOR SAFETY AND CODE CONFORMANCE. NEW SIGNAGE ALONG RICHWOOD AVE.



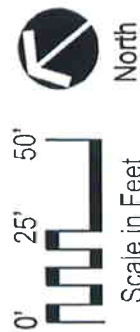
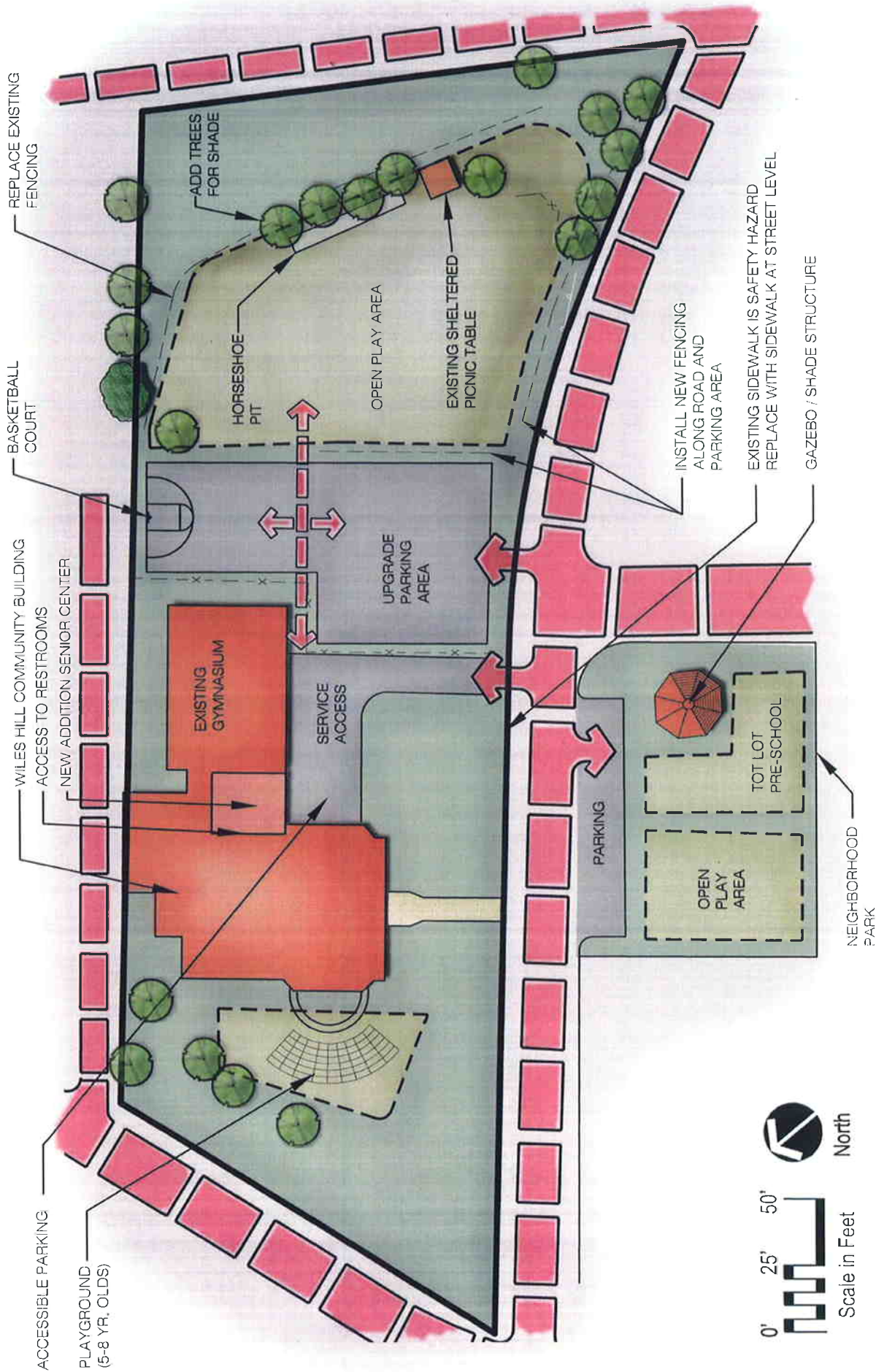
North



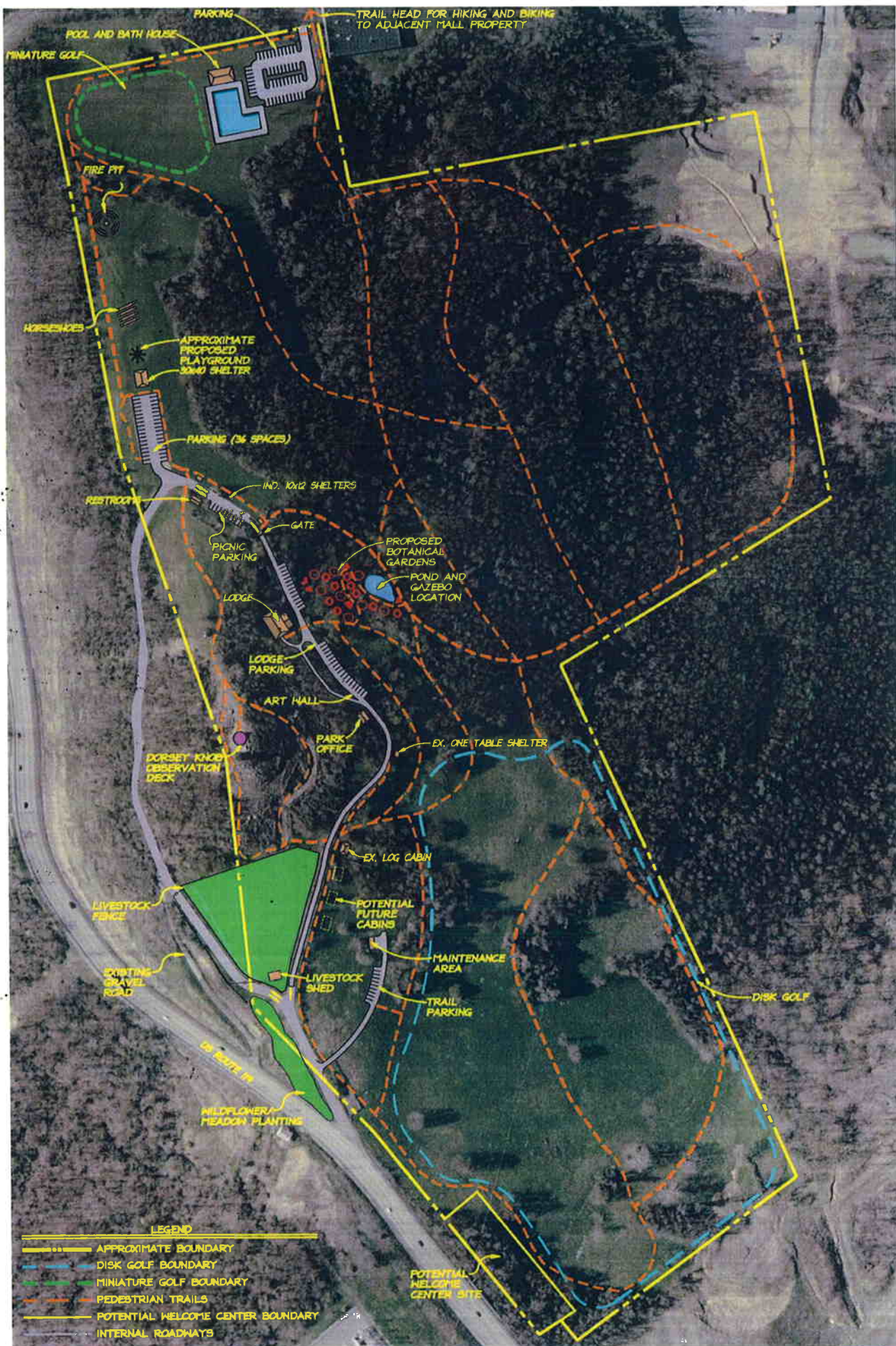
WHITEMOORE PARK



Parks and Recreation Master Plan Update
City of Morgantown, WV 2008



WILES HILL PARK

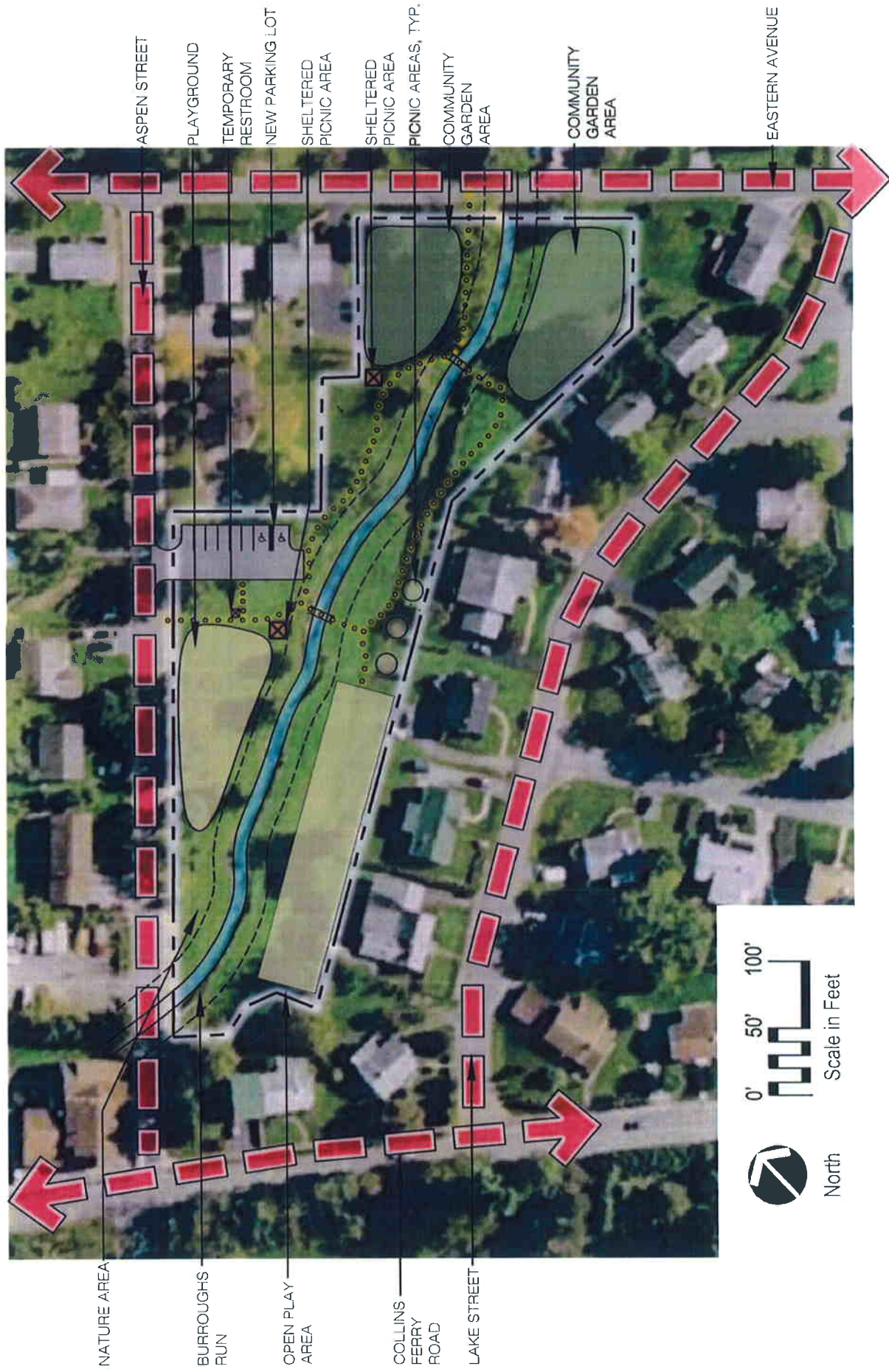


Dorsey Knob Conceptual Master Plan

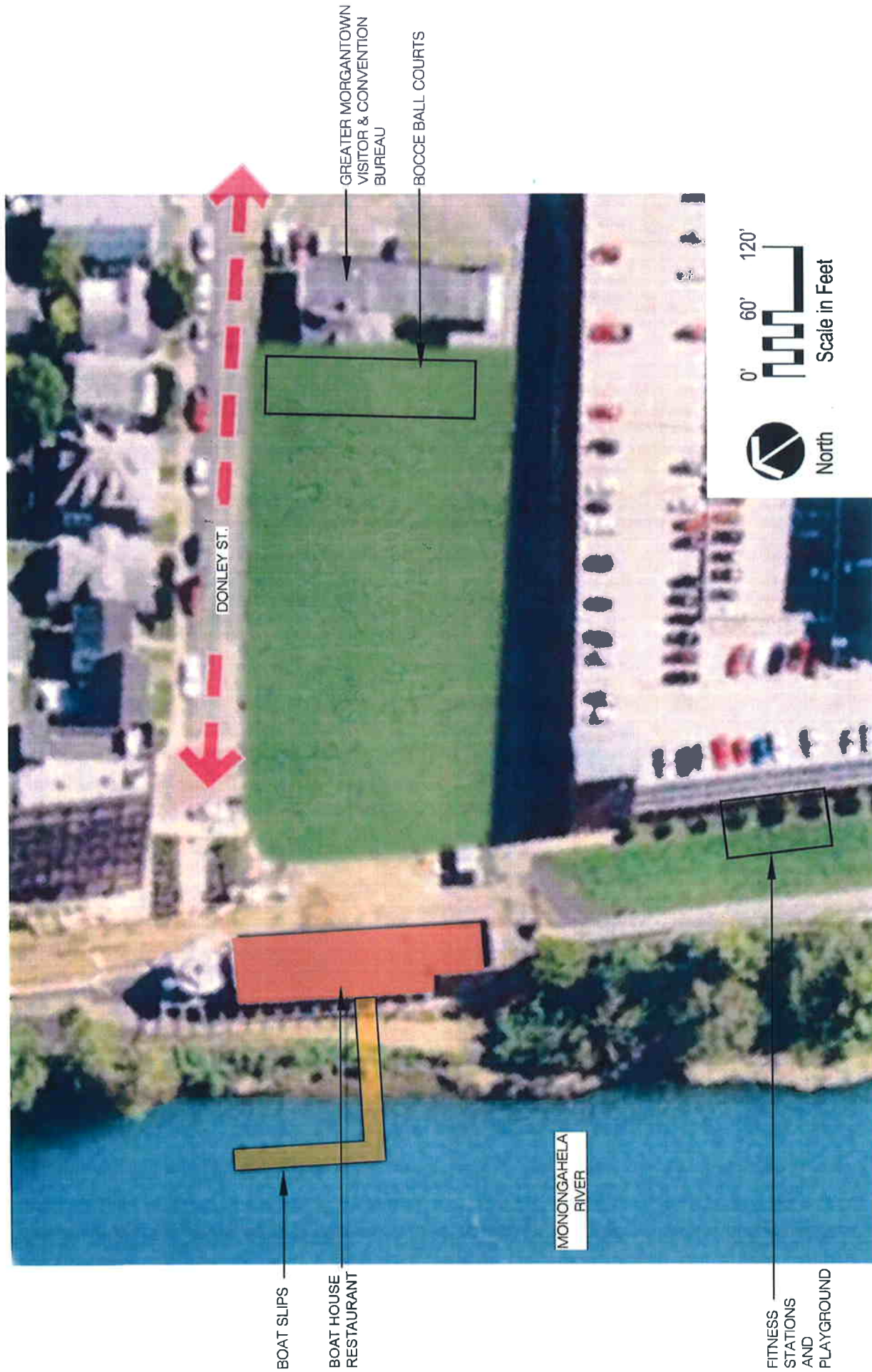
B.O.P.A.R.C.
Monongalia County, West Virginia



0 100 200 400
Scale: In Feet



BURROUGHS RUN PARK



WHARF DISTRICT

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
HAZEL RUBY-McQUAIN RIVERFRONT PARK				
A Riverfront				\$154,920.00
1) Fishing Pier	SF	635	\$40.00	\$25,400.00
2) Riverbank Erosion Protection	SY	220	\$111.00	\$24,420.00
3) Boat Ramp	LS	1	\$100,000.00	\$100,000.00
4) ADA Ramp to Fishing Pier	LF	20	\$255.00	\$5,100.00
B Stage Improvements				\$49,600.00
1) Stage Lighting	LS	1	\$9,600.00	\$9,600.00
2) Sound Booth	LS	ALLOW	\$30,000.00	\$30,000.00
3) Electrical Panel	LS	1	\$10,000.00	\$10,000.00
C Miscellaneous Site Work				\$25,600.00
1) Picnic Tables on Concrete Pads	EA	5	\$2,000.00	\$10,000.00
2) Overlook Deck	SF	315	\$40.00	\$12,600.00
3) Steps	LS	1	\$3,000.00	\$3,000.00
Total of Items A-D				\$230,120.00
Contingencies (20%)				\$46,024.00
TOTAL				\$276,144.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
JACK ROBERTS MEMORIAL PARK				
A Concrete Sidewalks				\$20,250.00
1) Along Madigan Ave.	LF	500	\$20.25	\$10,125.00
2) Along West Virginia Ave.	LF	500	\$20.25	\$10,125.00
B Site Amenities				\$14,300.00
1) Temporary Restroom	LS	1	\$2,500.00	\$2,500.00
2) Picnic Tables w/ ADA Pad	EA	1	\$2,000.00	\$2,000.00
3) Litter Receptacles	EA	2	\$400.00	\$800.00
4) Horseshoe Courts	EA	2	\$1,000.00	\$2,000.00
5) Water Fountain (Baseball/Volleyball)	EA	2	\$2,500.00	\$5,000.00
6) Benches @ Basketball Court	EA	2	\$1,000.00	\$2,000.00
C Miscellaneous Site Work				\$24,740.00
1) Resurface Playground (mulch)	SF	4,750	\$1.50	\$7,125.00
2) Ballfield Earthwork Expansion	SF	4,450	\$0.55	\$2,447.50
3) Seeding (for Ballfield Expansion)	SF	4,450	\$0.15	\$667.50
4) Signage	ALLOW	1	\$1,500.00	\$1,500.00
5) Sand Volleyball Court	LS	1	\$8,000.00	\$8,000.00
6) Community Garden	ALLOW	1	\$5,000.00	\$5,000.00
Total of Items A-C				\$59,290.00
Contingencies (20%)				\$11,858.00
TOTAL				\$71,148.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
JEROME PARK				
A Picnic Area				\$143,900.00
1) Parking - 10 cars	EA	10	\$1,000.00	\$10,000.00
2) Restroom (12'x24')	SF	288	\$150.00	\$43,200.00
3) Playground	ALLOW	1	\$35,000.00	\$35,000.00
4) Mulch Safety Surface	SF	3,800	\$1.50	\$5,700.00
5) Pavilion (30'x20')	LS	1	\$45,000.00	\$45,000.00
6) Picnic Tables	EA	6	\$500.00	\$3,000.00
7) Horseshoe Courts	EA	2	\$1,000.00	\$2,000.00
B Basketball Court				\$24,195.00
1) Resurfacing, Color Coat	SY	855	\$9.00	\$7,695.00
2) Backboards, Rims, Supports	EA	4	\$2,500.00	\$10,000.00
3) Benches	EA	4	\$1,000.00	\$4,000.00
4) Drinking Fountain (w/ Service)	EA	1	\$2,500.00	\$2,500.00
C Enlarge Open Play Area				\$8,107.50
1) Regrade	SY	1,865	\$3.00	\$5,595.00
2) Seeding	SF	16,750	\$0.15	\$2,512.50
D Miscellaneous Site Work				\$22,740.00
1) Old Swing Removal	EA	2	\$500.00	\$1,000.00
2) Fencing	LF	430	\$50.00	\$21,500.00
3) Sidewalk Removal	SY	16	\$15.00	\$240.00
Total of Items A-D				\$198,942.50
Contingencies (20%)				\$39,788.50
TOTAL				\$238,731.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
KING STREET MINI-PARK				
A Picnic Area				\$15,000.00
1) Temporary Restrooms	EA	1	\$2,500.00	\$2,500.00
2) Picnic Tables on Concrete Pads	EA	4	\$2,000.00	\$8,000.00
3) Water Fountain	LS	1	\$2,500.00	\$2,500.00
4) Horseshoe Pits	EA	2	\$1,000.00	\$2,000.00
B Parking Area				\$21,000.00
1) Light Duty Asphalt Paving (8 Cars)	EA	8	\$1,000.00	\$8,000.00
2) Bollards (Heavy Timber)	EA	35	\$200.00	\$7,000.00
3) Gate for Access Road	LS	1	\$6,000.00	\$6,000.00
C Miscellaneous Site Work				\$14,000.00
1) Selective Clearing for Views	LS	1	\$10,000.00	\$10,000.00
2) Benches	EA	4	\$1,000.00	\$4,000.00
Total for Items A-C				\$50,000.00
Contingencies (20%)				\$10,000.00
TOTAL				\$60,000.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
KREPPS PARK				
A Swimming Pool Upgrades				\$125,000.00
1) Upgrade Bathhouse Building	LS	1	\$50,000.00	\$50,000.00
2) Upgrade Concessions	LS	1	\$50,000.00	\$50,000.00
3) Shade Pavilion	ALLOW	1	\$25,000.00	\$25,000.00
B Parking Lot & Road Modifications				\$120,000.00
1) Light Duty Asphalt Paving	SY	9,000	\$10.00	\$90,000.00
2) Lighting	EA	10	\$2,000.00	\$20,000.00
3) New Asphalt Parking (10 Spaces)	LS	10	\$1,000.00	\$10,000.00
C Picnic Areas				\$64,000.00
1) Picnic Shelter 16 x 32	LS	1	\$35,000.00	\$35,000.00
2) Picnic Shelter 10 x12	LS	1	\$6,000.00	\$6,000.00
3) Horseshoe Pits	EA	4	\$1,000.00	\$4,000.00
4) Upgrade Sites, Pads, Tables & Grills	LS	1	\$5,000.00	\$5,000.00
5) Picnic Tables w/ ADA Pad	EA	7	\$2,000.00	\$14,000.00
D Trail System Expansion from Beechhurst Ave. to Star City				\$137,000.00
1) Crushed Stone Trails	LF	8,900	\$10.00	\$89,000.00
2) Pedestrian Bridges (Two Total)	SF	400	\$120.00	\$48,000.00
E Playground Upgrade				\$18,755.00
1) Mulch Safety Surface	SF	4,170	\$1.50	\$6,255.00
2) Additional Equipment	ALLOW	1	\$10,000.00	\$10,000.00
3) Water Fountain	LS	1	\$2,500.00	\$2,500.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
KREPPS PARK (CONTINUED)				
F Stream Bank Stabilization and Channel	SF	2,000	\$100.00	\$200,000.00
G Miscellaneous Site Work				\$212,802.50
1) Basketball Court w/ Raised Elevation Above	LS	1	\$12,000.00	\$12,000.00
2) Fencing (Basketball and Tennis Courts)	LF	530	\$26.00	\$13,780.00
3) Fencing for Dog Park	LF	650	\$20.00	\$13,000.00
4) Site Elements for Dog Park	ALLOW	1	\$12,000.00	\$12,000.00
5) Color Coat Tennis and Basketball Courts	SY	3,055	\$12.00	\$36,660.00
6) Sidewalk Improvements along Parkview Drive	LF	1,540	\$50.00	\$77,000.00
7) Extend Trail System	LF	1,650	\$10.00	\$16,500.00
8) Upgrade Sand Volleyball	EA	1	\$8,000.00	\$8,000.00
9) Disk Golf Signage and Baskets (9 Holes)	ALLOW	1	\$7,500.00	\$7,500.00
10) Disk Golf Site Clearing (+/-5.5 AC)	ALLOW	6	\$2,975.00	\$16,362.50
Total of Items A-G				\$877,557.50
Contingencies (20%)				\$175,511.50
TOTAL				\$1,053,069.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
MARILLA PARK				
A Marilla Center Renovations	SF	5,960	\$20.00	\$119,200.00
B Play Lot				\$162,250.00
1) Demolish Morgan Shirt Building	LS	1	\$30,000.00	\$30,000.00
2) Install synthetic Turf	SF	26,450	\$5.00	\$132,250.00
C Skate Park Area				\$90,000.00
1) Skate Park Surface & Equip. (second phase)	LS	1	\$90,000.00	\$90,000.00
D Basketball Court Relocations - 2 (includes	LS	1	\$50,000.00	\$50,000.00
E Renovates Bathhouse and Concession Building *				\$162,500.00
1) Bathhouse	LS	1	\$50,000.00	\$50,000.00
2) Concession	SF	900	\$125.00	\$112,500.00
F Pool Area Upgrade				\$456,337.80
1) Lawn Area Expansion	SF	23,054	\$0.70	\$16,137.80
2) Sprayground	ALLOW	1	\$400,000.00	\$400,000.00
3) Sand Volleyball Court	LS	1	\$8,000.00	\$8,000.00
4) Fencing	LF	480	\$15.00	\$7,200.00
5) Shade Pavilion	LS	1	\$25,000.00	\$25,000.00
G Tennis Courts				\$332,349.30
1) Color Coat Existing Courts	SY	4,166	\$13.55	\$56,449.30
2) New Courts Including Fencing	EA	4	\$39,600.00	\$158,400.00
3) Spectator Area	ALLOW	1	\$75,000.00	\$75,000.00
4) Temporary Accessible Restroom	LS	1	\$2,500.00	\$2,500.00
5) Expand Parking Along Road (35 Spaces)	EA	35	\$1,000.00	\$35,000.00
6) Renovate Unisex Restroom	LS	1	\$5,000.00	\$5,000.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
MARILLA PARK (CONTINUED)				
H Picnic Area Improvements				\$290,880.00
1) Adding Restroom to Existing Shelter (w/Service)	SF	800	\$125.00	\$100,000.00
2) Paved Parking Lot	SF	7,200	\$2.40	\$17,280.00
3) Provide Cul-de-Sac to Road	SF	6,500	\$2.40	\$15,600.00
4) Tot-Lot Playground	ALLOW	1	\$25,000.00	\$25,000.00
5) Picnic Tables on Concrete Pads	EA	10	\$2,000.00	\$20,000.00
6) Demolish Old Restroom Bldg.	LS	1	\$3,000.00	\$3,000.00
7) Enlarge Restroom at Ballfield	SF	800	\$125.00	\$100,000.00
8) Horseshoe Pits	EA	2	\$1,000.00	\$2,000.00
9) Sand Volleyball Court	LS	1	\$8,000.00	\$8,000.00
I Miscellaneous Site Work				\$59,500.00
1) Crushed Stone Trails	LF	4,750	\$10.00	\$47,500.00
2) Gates for Park Road	EA	2	\$6,000.00	\$12,000.00
J Baseball Relocation				\$181,000.00
1) Demolish Old Field	LS	1	\$5,000.00	\$5,000.00
2) New tee ball/softball field	LS	1	\$70,000.00	\$70,000.00
3) Add New Parking	EA	60	\$1,000.00	\$60,000.00
4) Relocate Playground and Expand	LS	1	\$10,000.00	\$10,000.00
5) New 24' x 30' Shelter	LS	1	\$36,000.00	\$36,000.00
Total of Items A-J				\$1,904,017.10
Contingencies (20%)				\$380,803.42
TOTAL				\$2,284,820.52

* Note: The concession stand and bath house cost estimate specifics provided by Alpha Associates of Morgantown.

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
M.E.A. FISHING PIER				
A Parking Area Upgrade				
1) Hammerhead Turnaround	SF	400	\$5.00	\$4,500.00
2) Screen Plantings (evergreens)	EA	5	\$500.00	\$2,000.00
				\$2,500.00
B Site Signage	LS	1	\$1,500.00	\$1,500.00
C Picnic Tables	EA	2	\$500.00	\$1,000.00
Total of Items A-C				\$7,000.00
Contingencies (20%)				\$1,400.00
TOTAL				\$8,400.00

Note: Property owned my M.E.A. all improvements to be cooperative efforts

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
MOUNTAINEER HERITAGE PARK				
A Parking Expansion Paving				\$20,000.00
1) Earthwork	LS	1	\$5,000.00	\$5,000.00
2) Light Duty Asphalt Paving (+/- 15 cars)	EA	15	\$1,000.00	\$15,000.00
B Fishing Pier	SF	1,200	\$40.00	\$48,000.00
C Other planned elements in conjunction with WVU and Alumni Association	-	0	\$0.00	\$0.00
Total of Items A-C				\$68,000.00
Contingencies (20%)				\$13,600.00
TOTAL				\$81,600.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
SUNCREST MINI-PARK				
A Picnic Area				\$8,500.00
1) Parking Lot for 5 Cars	EA	5	\$1,000.00	\$5,000.00
2) Water Fountain	EA	1	\$2,500.00	\$2,500.00
3) Horseshoe Pits	EA	1	\$1,000.00	\$1,000.00
B Playground				\$12,525.00
1) Mulch Safety Surface	SF	8,350	\$1.50	\$12,525.00
C Park Expansion to the Wetland Area				\$7,500.00
1) Crushed Stone Trail	LF	150	\$10.00	\$1,500.00
2) Observation Deck	SF	150	\$40.00	\$6,000.00
Total of Items A-C				\$28,525.00
Contingencies (20%)				\$5,705.00
TOTAL				\$34,230.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
WHITE PARK				
A Ice Rink *				
1) New Lobby & Warming Area	SF	1,071	\$125.00	\$1,091,830.00
2) Canteen area (No Food Service Equip)	SF	1,003	\$125.00	\$133,875.00
3) Lockers/New area	SF	1,461	\$155.00	\$125,375.00
4) Office/Garage (wood siding/wood truss)	SF	3,260	\$160.00	\$226,455.00
5) Permit fees (Not included)				\$521,600.00
6) New Equipment Area	SF	967	\$75.00	\$72,525.00
7) New scoreboards	LS	1	\$12,000.00	\$12,000.00
B Parking - Expand Parking at Various Locations				
	EA	80	\$1,000.00	\$80,000.00
C Ballfields				
1) Lighting	ALLOW	1	\$25,000.00	\$600,500.00
2) Paved Walkways	LS	1	\$25,000.00	\$25,000.00
3) Water Fountains	EA	3	\$2,500.00	\$25,000.00
4) Hose Bibbs	EA	6	\$500.00	\$7,500.00
5) Synthetic Turf	SF	81,000	\$5.00	\$3,000.00
6) New Fencing	ALLOW	1	\$85,000.00	\$405,000.00
7) Upgrade Concessions	LS	1	\$50,000.00	\$85,000.00
D Maintenance Area				
1) 120' x 110' Pole Building	SF	13,200	\$12.00	\$158,400.00
E Pathways				
1) Paved Connector Paths	LF	5,275	\$12.00	\$178,800.00
2) Crushed Stone Trails	LF	9,300	\$10.00	\$63,300.00
3) Pedestrian Bridge	SF	250	\$50.00	\$93,000.00
4) Connection to Caperton Trail	ALLOW	1	\$10,000.00	\$12,500.00
				\$10,000.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
WHITE PARK (CONTINUED)				
F Miscellaneous Site Work				\$122,000.00
1) Playground Upgrade	LS	1	\$70,000.00	\$70,000.00
2) Picnic Tables	EA	6	\$500.00	\$3,000.00
3) Upgrade Existing Restroom	LS	1	\$20,000.00	\$20,000.00
4) Picnic Tables on Concrete Slabs	EA	6	\$2,000.00	\$12,000.00
5) Horseshoe Pits	EA	4	\$1,000.00	\$4,000.00
6) Signage	ALLOW	1	\$8,000.00	\$8,000.00
7) Electrical Upgrade at Pavilion	ALLOW	1	\$5,000.00	\$5,000.00
Total of Items A-F				\$2,231,530.00
Contingencies (20%)				\$446,306.00
TOTAL				\$2,677,836.00

* Note: The Ice Rink cost estimate specifics provided by Alpha Associates of Morgantown.

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
WHITEMOORE PARK				
A Entrance Area Improvements				\$94,900.00
1) Asphalt Entrance Road w/Parking & Hammer	LS	1	\$15,000.00	\$15,000.00
2) Upgrade Basketball Court & New Fencing	ALLOW	1	\$22,000.00	\$22,000.00
3) Expand Playground & Safety Surface	ALLOW	1	\$18,000.00	\$18,000.00
4) Picnic Tables	EA	4	\$2,000.00	\$8,000.00
5) Trail Improvements (Picnic Sites)	LS	1	\$10,000.00	\$10,000.00
6) Metal Railing (Overlook)	LF	40	\$60.00	\$2,400.00
7) Grade Hillside for Amphitheater	SF	5,000	\$0.70	\$3,500.00
8) 10 x 12 Picnic Shelter	LS	1	\$6,000.00	\$6,000.00
9) Water Fountain	EA	1	\$2,500.00	\$2,500.00
10) Lighting	LS	1	\$7,500.00	\$7,500.00
B Valley Crossing Maintenance Center Site				\$56,615.00
1) Access Gate	LS	1	\$6,000.00	\$6,000.00
2) Trailhead Parking	EA	11	\$965.00	\$10,615.00
3) Trail Bridge Repair	ALLOW	1	\$20,000.00	\$20,000.00
4) Garage Doors	EA	10	\$2,000.00	\$20,000.00
C Site Signage Improvements at Four Locations	LS	4	\$1,500.00	\$6,000.00
Total for Items A-C				\$157,515.00
Contingencies (20%)				\$31,503.00
TOTAL				\$189,018.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
WILES HILL PARK				
A School Play Area / Park				\$44,475.00
1) Relocate/Upgrade Basketball Court	LS	1	\$5,000.00	\$5,000.00
2) Mulch Safety Surface	SF	2,150	\$1.50	\$3,225.00
3) Picnic Shelter 12' x 12'	LS	1	\$6,000.00	\$6,000.00
4) Horseshoe Pit	EA	1	\$1,000.00	\$1,000.00
5) Fencing	LF	450	\$15.00	\$6,750.00
6) Asphalt Parking Lot	EA	11	\$1,000.00	\$11,000.00
7) Seeding for Bare Spots on Lawn	LS	1	\$1,500.00	\$1,500.00
8) Trees	EA	20	\$500.00	\$10,000.00
B Sidewalk Repairs				\$26,600.00
1) Remove Old Sidewalk	SF	2,000	\$2.00	\$4,000.00
2) Earthwork	SF	12,000	\$0.55	\$6,600.00
3) New Concrete Sidewalk	SF	2,000	\$8.00	\$16,000.00
Total of Items A-B				\$71,075.00
Contingencies (20%)				\$14,215.00
TOTAL				\$85,290.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
BURROUGHS RUN PARK				
A Parking Lot				
1) Parking Lot (9 Spaces)	EA	9	\$1,000.00	\$34,000.00
2) Grading and Seeding	LS	1	\$25,000.00	\$9,000.00
				\$25,000.00
B Site Amenities				
1) Playground	ALLOW	1	\$25,000.00	\$67,500.00
2) Picnic Tables	EA	3	\$500.00	\$25,000.00
3) Pedestrian Bridge	EA	2	\$10,000.00	\$1,500.00
4) Community Garden	ALLOW	1	\$5,000.00	\$20,000.00
5) 12' x 12' Shelter	LS	2	\$6,000.00	\$5,000.00
6) Temporary Restrooms	EA	1	\$2,500.00	\$12,000.00
7) Signage	EA	1	\$1,500.00	\$2,500.00
				\$1,500.00
Total of Items A-B				\$101,500.00
Contingencies (20%)				\$20,300.00
TOTAL				\$121,800.00

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
Dorsey Knob				
A Site Amenities				\$4,111,200.00
1) 30' x 40' Pavilion	LS	1	\$60,000.00	\$60,000.00
2) 10' x 12' Shelter	LS	1	\$6,000.00	\$6,000.00
3) Horseshoe Pits	EA	2	\$1,000.00	\$2,000.00
4) Gazebo	LS	1	\$15,000.00	\$15,000.00
5) Trails	LF	19,500	\$3.75	\$73,125.00
6) Disk Golf Site Clearing (+/- 17 AC)	AC	17	\$2,975.00	\$50,575.00
7) Disk Golf Signage & Baskets	ALLOW	1	\$15,000.00	\$15,000.00
8) Fire Ring w/ benches	LS	1	\$7,500.00	\$7,500.00
9) Playground	ALLOW	1	\$25,000.00	\$25,000.00
10) Botanical Garden	ALLOW	1	\$30,000.00	\$30,000.00
11) Parking (36 Spaces)	EA	36	\$1,000.00	\$36,000.00
12) Restrooms	ALLOW	1	\$50,000.00	\$50,000.00
13) Maintenance Area	ALLOW	1	\$100,000.00	\$100,000.00
14) Trail Parking (11 Spaces)	EA	11	\$1,000.00	\$11,000.00
15) Livestock Shed	ALLOW	1	\$25,000.00	\$25,000.00
16) Access Road Construction	LF	1,400	\$75.00	\$105,000.00
17) Swimming Pool and Bathhouse	LS	1	\$3,000,000.00	\$3,000,000.00
16) Miniature Golf Course	LF	1	\$500,000.00	\$500,000.00
Total of Items A				\$4,111,200.00
Contingencies (20%)				\$822,240.00
TOTAL				\$4,933,440.00

Operation & Management Review and Recommendations
completed by
Rick Abel, Consultant Floyd Browne Group

Board of Park and Recreation Commissioners of Morgantown

BOPARC Mission Statement

As greater Morgantown's leisure service delivery system, BOPARC is dedicated to providing year-round comprehensive programs and facilities designed to meet the growing needs of the Morgantown community and its visitors.

BOPARC is committed to ensuring that all recreation and leisure programs, activities, events, and facilities will reflect equal access to all residents of and visitors to greater Morgantown. To this end, BOPARC staff and programs will emphasize educating the community on the values of learning and practicing lifetime leisure skills, and on the value of serving as a catalyst for the provision of recreation activities in collaboration with other community entities and organizations.

Additionally, BOPARC recognizes the value of maintaining, developing, and expanding recreational facilities as well as supporting the stewardship of the community's parklands, greenways, trails, and historically significant facilities.

This is a wordy Mission Statement and could use some work to clarify it. Removing the goals and the equality statement may help clean this up.

Planning, Development, and Stewardship

Currently, Morgantown is experiencing unprecedented growth. This growth is placing new demands on the existing infrastructure. Planning for new demands before they actually occur lays the ground work for effective and efficient solutions. A dynamic planning process of 1, 2, 5, 10, 25, and 50 year planning would provide a variety of short and longer term forecasting guides for leaders to utilize. These would need to be updated regularly to retain their effectiveness. Planning should include land banking for future needs, connectivity of future facilities, trends that show changes in demographics or demands, partnerships, synergetic opportunities, economic changes, product cost increases, the labor market conditions, and technological advances. Community benefits should also be forecast as an integral portion of the planning process. Issues such as property value, community fitness, education, adventure, aesthetics, and the environment all should be factored into the benefits equation for future values.

Capital improvements should include a thorough forecasting for operations and maintenance funding (budget) in the capital project planning process. Short and long range planning is important for programs, maintenance, capital projects, administration, and related functions. This planning process should reflect the expected impacts on agency resources and funding.

Future operations and maintenance funding forecasts should be conducted for each program, facility, or park. "Inadequate funding for maintenance may be the most critical problem facing park and recreation agencies. Too many ribbon-cutting ceremonies have been conducted for new recreation facilities without some reasonable guarantee of adequate maintenance service being provided by the proud, facility-dedicating officials. More than a few frustrated managers are asking the question: "Why buy and develop park land or build recreation facilities if we don't have the resources to maintain them?" (Warren, Rea, and Payne, p17)

The maintenance of a community park system is a barometer of the community itself. If the park system is well maintained and operated the whole community benefits and is enhanced. A poorly maintained park system is an indicator of bigger problems and the whole community suffers. One way to avoid the pit fall of an inadequately maintained park system is to develop a maintenance impact statement. A maintenance impact statement "details the financial expenditure forecasts and maintenance level

expectations that will serve as a guide during the decision making process relative to proposed facilities.” (Warren, Rea, and Payne, p18)

Cost Center Financial Reporting

The BOPARC budget should be detailed for the purpose of laying out a financial plan for the year. Cost center reporting should be accurate if it is to be useful information for future financial planning. This type of reporting blended with a modified accrual accounting approach would provide accurate information for management decisions on a program by program and facility by facility basis. It should also be as thorough and accurate as possible for historic benchmarking, which is a very useful tool for future forecasting. This type of financial management must be implemented by the administration and supported by the policy making board. It is also essential that the administrative, program, and facility staff members support the concept by providing accurate information for distribution of expenses to the various cost centers.

Distribution of indirect costs to area, facility, and activity cost centers should be applied in a manner that is the most accurate and yet the most efficient method. This should be a systematic and transparent application that can be easily applied to each cost center year after year. It should also have documented methodology to allow future administrators to accurately interpret the historical cost information reports.

Activities such as the Science Camp, Music at Marilla, Arts in the Park, Krepps Kritters, Kindercamp, and “Nature Nuts” might be more effectively managed if each activity was treated as a separate cost center.

The importance of having a written operations system for use in distribution of the agency expenses and incomes to the appropriate cost centers is two fold. First, it provides accurate real time management information to use for daily decisions as well as future financial forecasting. Second, it provides an excellent educational tool for use in communicating clearly with the staff, policy makers, and the public.

One example of this may be the current aquatic operations at Krepps and Marilla Parks. Both operations have financial reports reflecting incomes and expenses. These reports reflect that both operations generate revenues in excess of the expenses they incur. While this looks good on paper and may include all of the direct revenues and most of the direct expenses, it is not a realistic financial picture of the impact of these operations on the overall agency budget. Resources from the maintenance center and administrative offices do not appear to be charged back against the aquatic centers for their relative support costs. As an example: if the pool is repaired utilizing BOPARC maintenance personnel, those costs should be charged to the specific pool location. This would include salaries, benefits, transportation costs, materials, equipment charges, and other indirect support costs. Generally speaking, pools do not breakeven. Assigning expenses related to the pool gives the public a more complete picture of the value of their support for this particular facility.

In addition to accurately assigning operating expenses to the proper cost centers, it would be even more appropriate to amortize the pool. An excellent way to do this would be to establish a sinking fund to begin to set aside the future expenses for major renovations or replacement of the pool complex. This method of financial reporting provides a more complete picture of the total costs of building, maintaining, and operating a public pool.

Financial Records Data

BOPARC currently utilizes a financial software program called RecWare for recording incomes and expenses. This is a recognized financial system designed specifically for use by park and recreation agencies. The revenue and expense data are entered once into RecWare and then this information is reentered remotely into the City of Morgantown's AS-400 system. This form of double entry increases the possibility of data entry errors. It also adds a step in the financial data collection/entry process. It appears that eliminating this step will be difficult, due to the two systems utilization of different operating system platforms. If an upgrade to the AS-400 system is considered in the future, it may benefit BOPARC to provide input in the selection process that seeks for an operating system that is compatible with RecWare's that will allow for the data to be directly transferred from one to the other. This will reduce the chance of errors and improve the efficiency of the financial records manager for BOPARC.

Since RecWare can serve point of sale (POS) functions as well, it may also be advisable to assess the cost benefit of moving the ice arena, swimming pools, and other revenue sites to RecWare POS stations and further streamline the financial data entry step. This might provide some efficiencies during the season when time savings is the most critical.

Automating all register sites into the RecWare allows BOPARC to fully utilize the reporting capabilities of the program while also eliminating the current double entry of data from the manual cash registers.

State and Federal Funding

CDBG funding may be available for selected areas. This is a great source of funding for use in communities with underserved and financially challenged neighborhoods. These funds should not be relied upon as perpetual funding sources.

Municipalities have relied upon federal funding programs, such as revenue sharing funds, to support annual operating expenses. When federal revenue sharing was abruptly terminated, dependent localities faced difficulties. It is advisable that BOPARC pursue the use of these funds wisely. These funds should be used toward projects that improve operating efficiencies and extend facility serviceability. The use of these funds for annual operating and maintenance expenses should be avoided. This will help to prevent masking true annual operations costs and help to dodge a dependence on these funds.

Collaborative Program Funding Sources

BOPARC provides an active series of services for senior citizens including a variety of programs and a new facility in the Wiles Hill area. These senior citizens' programs and this dedicated facility provide opportunities for senior citizens from all across Monongalia County.

Funding to help support these programs and this new facility could easily be justified by the Monongalia County Commission. These commissioners are elected by citizens throughout the county, receive property taxes from all of Monongalia County, including property owners within City of Morgantown, and have funding authority to assist with senior citizens programs and facilities.

A joint funding partnership of services such as the senior citizens' program would enhance the scope of this senior activity center and initiate a unique, constructive governmental partnership that would more effectively and efficiently serve the community.

Future Funding

BOPARC may choose a Self-Managed Trust Fund instead of an Umbrella Trust organization to manage their trust funds. Should BOPARC choose to utilize an Umbrella Trust Organization to manage a 501-C3 fund, be aware that they also manage funds for other organizations and agencies. If a prospective donor seeks out this Umbrella Trust to consult with them about making a contribution to the BOPARC fund, they may discover an alternative among the various funds managed by the group and redirect their gift to another organization's or agency's fund. Of course this same scenario could benefit BOPARC by

directing undecided donors toward BOPARC. A specific Trust Fund created for and managed by BOPARC (generally speaking) may also not have the management charges that the Umbrella Trust Organization will require. It would however require significant professional management skills.

Endowment funds may be set up in whatever form of Trust Fund structure BOPARC chooses. These funds should be established to help finance future operating expenses related to areas, programs, and facilities. Examples of such funds may be financed as part of the initial development package which sets aside funds in addition to the capital development funding. These funds may be grown through surcharges on admission, rental, or registration fees. They may also be generated through dedicated incomes from enterprises such as cellular tower leases or similar self-generated income sources.

Other future funding sources may include sale of natural resource rights on BOPARC properties. Natural resources such as timber and natural gas can yield new revenues for investment into endowments to fund future park operating expenses. Another possibility may be to investigate drilling for natural gas to supply BOPARC's immediate and future heating needs. This could reduce utility costs in the long run, but would require an investment in exploratory drilling. Another possible revenue generating opportunity could be leasing park property to cellular telephone companies for tower sites. While cell towers are not typically attractive, the leases can generate significant money benefiting public parks. Some recent innovations have helped to disguise cell towers as such things as trees.

BOPARC'S COMMENTS

Financial Records Data – For clarification on the preliminary findings, I think one of the problems may be that we are trying to compare apples to oranges for lack of a better analogy. We are making the relationship between these two systems actually more cut and dry than it is. I hope that the information that I gave was not misleading because I do agree that there indeed are certain aspects of what is currently being done that can possibly be eliminated. However, eliminating the RecWare system (or the A/S 400 system for that matter) is not one of them.

To clarify - RecWare is more of a data reservation system with some financial capabilities attached rather than a true "financial" data system. It would never be able to replace a true financial data system, in my opinion, because it is lacking much of what we need in the expense side. Its strengths are the facility reservation and program enrollment aspects, as well as having the capability, by changing screen format, to act as a cash register system. The A/S 400, on the other hand, is a true accounting database. As such, it has the capability of breaking down revenues, expenses, payroll, etc. into reportable accounting format. It does not have the capability of acting as a reservation system in any manner. I guess I see the A/S 400 as the "guts" of our financial system and RecWare as one of the mouths that feed it. You can't have one working without the other. Each does their job. Each job may look similar on the surface, but really they are quite different.

That said, I do agree, and this is more what I was thinking of in terms of duplication, that there are ways the relationship between the two systems could be cleaned up and work better. Here is an example of how RecWare breaks down from a usage standpoint:

On any given day, our administrative assistant signs several kids up for various summer camps. She also makes reservations for two pavilions and signs more kids up for swimming lessons at both pools. Each of these activities or reservations has a corresponding budget code number. At the end of the day, like most people that accept money at their jobs, she does a "close out" report and prepares a deposit. The close out report breaks down everything she has accepted money for, by budget number. Now, this information must be transferred to the true financial system – the A/S 400. In order for that to happen, she attaches her deposit receipt to the daily close out report and sends it to the accounting assistant (whose office is currently at the City of Morgantown Finance Office). The accounting assistant enters the totals of each budget number into the A/S 400 system, which houses the information that is accessed for our fiscal year records, audit trail, board, etc.

The same process is repeated for places like the ice rink, pools, etc. The pools require an extra step on the front end because they are not directly linked to RecWare, so when the administrative office receives their close out reports we must enter the totals into RecWare so that they are assigned to the correct budget number, then print a RecWare close out report so that the accounting assistant can enter the totals of each budget number as above. This is actually the part I was getting at when I referred to duplication – reentering information from a manual cash register close out report, into the RecWare system, to print out an electronic close out report, to be entered into the A/S 400 system. I think that the account assistant could actually take the manual pool cash register reports and enter them into the A/S 400. This would take out the extra step the administrative office is doing for the pools. The price of course would be that if you take out the additional step of entering pool revenues into RecWare, we would not have that revenue information readily available like we do now because the RecWare step, and the reports it generates, would be gone.

Answering what would probably be the next question on everyone's minds – no – the two systems cannot be coordinated in a manner that they “communicate” or synchronize information. RecWare runs on a Windows operating program. The A/S 400 is an ISeries program – actually pre-DOS. Again, apples and oranges.

I do think, however, that many errors and efficiency problems could also be solved through proximity of staff. With the accounting assistant working in a different building than the rest of the administrative staff, errors are bound to occur. Questions about coding of bills and revenues could be cleared up in a timelier manner with all staff in the same vicinity. This is something we are working toward as staff changes and we attempt to renovate a space to accommodate a bigger portion of us in one place.